

**PROPOSED AMENDMENTS TO
SANTA ROSA COUNTY COMPREHENSIVE PLAN**

**ADDING THE PUBLIC SCHOOL FACILITIES ELEMENT, CHAPTER 12 TO THE
SANTA ROSA COUNTY COMPREHENSIVE PLAN;**

**ADDING GOAL 12.1, OBJECTIVES 12.1.A THROUGH 12.1.I, AND POLICIES 12.1.A.1
THROUGH 12.1.A.3, POLICIES 12.1.B.1 THROUGH 12.1.B.7, POLICY 12.1.C.1,
POLICIES 12.1.D.1 AND 12.1.D.2, POLICY 12.1.E.1, POLICIES 12.1.F.1 THROUGH
12.1.F.3, POLICIES 12.1.G.1 THROUGH 12.1.G.5, POLICIES 12.1.H.1 THROUGH
12.1.H.3 AND POLICY 12.1.I.1;**

**AMENDING THE CAPITAL IMPROVEMENTS ELEMENT, CHAPTER 10 OF THE
SANTA ROSA COUNTY COMPREHENSIVE PLAN;**

**ADDING GOAL 10.2, OBJECTIVE 10.2.A AND POLICIES 10.2.A.1 THOURGH 10.2.A.6
TO IMPLEMENT SCHOOL CONCURRENCY;**

**AMENDING THE INTERGOVERNMENTAL COORDINATION ELEMENT,
CHAPTER 11 OF THE SANTA ROSA COUNTY COMPREHENSIVE PLAN;**

**ADDING GOAL 11.2, OBJECTIVES 11.2.A AND 11.2.B, AND POLICIES 11.2.1.A,
11.2.B.1 AND 11.2.B.2 TO INCORPORATE THE SCHOOL INTERLOCAL
AGREEMENT**

Prepared for the
November 8, 2007 meeting of the Local Planning Board

RECOMMENDATION:

That the Local Planning Board recommend approval to the Board of County Commissioners amendments to the Comprehensive Plan (Adding Chapter 12, Public School Facilities Element, Amending Chapter 10, Capital Improvements Element and Amending Chapter 11, Intergovernmental Coordination).

BACKGROUND/SUMMARY OF PROPOSED AMENDMENT:

1. Beginning in 2002, the Florida Legislature passed a requirement for an Interlocal Agreement between Santa Rosa County, the Santa Rosa County School Board and the Municipalities in the County to require closer coordination in their planning efforts and a free exchange of information, especially population and growth data.
2. In 2005, the Florida Legislature, as part of what is commonly call Senate Bill 360, expanded the requirements to included Public School Concurrency. School Concurrency is designed to ensure the public school capacity is coordinated with residential development in both a time and location aspect.
3. Inorder to implement the school concurrency the following documents must be approved:
 - a. A updated Interlocal Agreement to address the methodology and requirements for implementing the program. This has already been accomplished.
 - b. An amendment to the Comprehensive Plan including a Public School Facilities Element, including the associated Data and Analysis; a revised Intergovernmental Coordination Element, to reflect the updated Interlocal Agreement; and a revised Capital Improvements Element to incorporate the School District's 5-Year Facilities Work Program by reference.

Amendment Package Outline

Introduction

Senate Bill (2005) included requirements to strengthen the relationship between land use planning and development, and planning for public schools and availability of school capacity. Under these requirements, the Santa Rosa County School District, Santa Rosa County, the Cities of Gulf Breeze and Milton, and the Town of Jay must adopt the necessary comprehensive plan amendments to establish school concurrency.

The County and School Board has coordinated the preparation of the enclosed Public School Facilities Element (PSFE) (Policy and Data and Analysis Documents), and amendments to the Intergovernmental Coordination and Capital Improvements Elements. This material has been prepared such that each of the municipalities can use it as a guide to ensure that all local government comprehensive plans within the County are consistent with each other.

Public School Facilities Element Requirements

The law requires that local governments adopt a public school facilities element as part of their comprehensive plans to establish a framework for the planning of public schools (Section 1563.3177(12), F.S.). This element must be adopted no later than June 1, 2008.

As mandated by Rule 9J-5.025, F.A.C., the PSFE must contain the following:

- Existing school facility deficiencies and school facilities required to meet future needs;
- School level of service standards;
- A financially feasible five-year schedule of school-related capital improvements that ensures adequate school capacity is available to maintain the adopted level of service;
- Provisions to ensure that school facilities are located consistent with the existing and proposed residential areas they serve; that schools be used as community focal points, and that schools be co-located with other public facilities;
- Maps depicting existing school sites, anticipated future school sites, ancillary facilities, and School Service Area Boundaries; and
- Goals, objectives and policies for planning and school concurrency.

Chapter 10 – Capital Improvements Element Policy Documents

Goal 10.2 and associated Objective and Policies 10-8

The text accomplishes the following:

- 1) adds the Goal, Objective and Policies to implement School Concurrency.
- 2) establishes district-wide level of service standards at this time, and sets them for each school type.
- 3) incorporates, by reference, the School Board's District Facilities Work Plan.
- 4) provides for annual updates to ensure achievement of levels of service.
- 5) provides for annual update of the 5-Year Capital Improvements Schedule.

Chapter 11 – Intergovernmental Coordination Element Policy Document

Goal 11.2 and associated Objectives and Policies 11-8

The text accomplishes the following:

- 1) incorporates the School Interlocal Agreement into the Comprehensive Plan.
- 2) establishes provisions for communications of proposed development and their potential impacts.
- 3) provides for annual information exchange and update of the facilities data to determine the need for additional school facilities and to coordinate the effective and efficient provision and siting of the facilities.
- 4) includes all the municipal governments in the county in the cooperative efforts.

Chapter 12 – Public School Facilities Element Policy Document

This is a new element designed to incorporate the coordination of the public education system efforts of the Santa Rosa County School Board and the growth management efforts of Santa Rosa County, the Cities of Gulf Breeze and Milton and the Town of Jay to ensure the availability of high quality public school facilities which meet the needs of the existing and future population.

Goal 12.1 and associated Objectives and Policies 12-1

The text addresses the following:

1. coordination of the infrastructure requirements and planning efforts the school board and local governments as outlined in the Interlocal Agreement.
2. coordinate the location of public schools with community/neighborhood development and community design considerations.
3. encourage the collocation of public facilities to increase community identity.
4. coordinate and future land use amendments, rezonings, and approval of subdivision and site plans to ensure adequate school capacity is available at the appropriate times.
5. establish the level of service standards for public schools and coordinate the implementation of school concurrency.
6. incorporates the Maps of the School Concurrency Areas and Long Range District Facilities Work Program.

Chapter 12 – Public School Facilities Element Data and Analysis Document

This document begins with the background population, housing and school demographics. This is followed by establishing the levels of service for each school type and the identification of school concurrency service areas (CSAs). Finally each CSA is analyzed for the enrollment characteristics, programmed enhancements, and level of service for the current planning period (2011-12) and for 2025-26).

Table of Contents

Introduction	1
Population and Housing.....	1
Population Characteristics.....	1
School Age Population	3
Housing Characteristics	4
Growth and Development Trends	5
Schools	8
Historic Overview	8
Current State of Public Schools	8
Charter Schools	11
Relocatables (Portables).....	11
Ancillary Facilities.....	11
Supporting Public Facilities	12
Evacuation Shelter Use.....	12

Attendance Districts	12
School Siting and Collocation.....	16
Enrollment and Capacity	17
Historic & Projected Enrollment.....	18
Funding for Capital Improvements	23
Level of Service (LOS) Standards.....	33
Concurrency Service Areas	33
School Needs	36
Concurrency Service Area 1 (North Planning Sector)	38
Concurrency Service Area 2 (Central Planning Sector)	43
Concurrency Service Area 3 (South Planning Sector)	50

Tables

1. Population Growth 1950-2006.....	1
2. Population Characteristics by Municipality	3
3. School Age & Total Population 2000-2030	3
4. 2000 Housing Characteristics	4
5. 2002 Housing Characteristics	4
6. Florida Inventory of School Houses Data.....	8
7. Inventory of Santa Rosa County Public Schools	9
8. 2006 Use of Relocatables	11
9. Ancillary Facilities Inventory	12
10. Public School Student Enrollment, Historic & Projected.....	18
11. 5-Year Enrollment Projections by Area and Facility by Year and 2025-26 Projected Enrollment by School Type	20
12. Projected Student Station Costs – tentative District Facilities Work Program.....	23
13. School District - Estimated Capital Outlay Revenue and Expenses.....	26
14. School District – Financial Feasibility of 5-Year Work Plan	29
15. 20 Year Construction Program.....	30
16. Concurrency Service Areas.....	35
17. Concurrency Service Area 1 – 5-Year Facilities Work Program.....	40
18. Concurrency Service Area 1 – Levels of Service	41
19. District Facilities Work Program, Funded Capacity Projects, Concurrency Service Area 1.....	42
20. Concurrency Service Area 2 – 5-Year Facilities Work Program.....	45
21. Concurrency Service Area 2 – Levels of Service	47
22. District Facilities Work Program, Funded Capacity Projects, Concurrency Service Area 2.....	48
23. Concurrency Service Area 3 – 5-Year Facilities Work Program.....	52
24. Concurrency Service Area 3 – Levels of Service	54
25. District Facilities Work Program, Funded Capacity Projects,	

Concurrency Service Area 3.....	55
---------------------------------	----

Maps

1. Planning Sectors	2
2. Population 2002, Dot Density by Traffic Analysis Zone.....	6
3. Population 2025, Dot Density by Traffic Analysis Zone.....	7
4. Elementary School Attendance Districts	13
5. Middle School Attendance Districts.....	14
6. High School Attendance Districts	15
7. Schools, Ancillary Facilities and School Concurrency Service Areas (CSAs)	34
8. CSA-1: 5-Year District Facilities Work Program	39
9. CSA-2: 5-Year District Facilities Work Program	44
10. CSA-3: 5-Year District Facilities Work Program	51
11. Generalized Long Range (20-Year) District Facilities Work Program	37

Text additions are shown in underline format.

Chapter

10

Capital Improvements Element

Goal 10.1 • The timely and efficient provision of public facilities and services through the use of sound fiscal policies.

Public Purpose: Provision of timely and efficient public facilities and services through the use of sound fiscal policies.

Objective 10.1.A • Use the CIE as a directory to meet the needs of Santa Rosa County for the construction, acquisition or development of capital facilities necessary to meet existing deficiencies, to accommodate desired future growth and to replace obsolete or worn out facilities. The five-year schedule of capital improvements (Table 10.1) shall be the specific guide (directory) the County will use to determine construction of capital facilities and maintenance of LOS standards.

Policy 10.1.A.1 • Capital facilities or improvements in the context of the Comprehensive Plan shall be defined as those public facilities or improvements to physical assets that are limited to a one time expenditure of at least \$15,000 (including land) that correct or improve level of service deficiencies or expand capacity to serve existing or projected needs identified in one or more elements of this Plan.

Policy 10.1.A.2 • The criteria to evaluate capital improvement projects directly related to individual elements of this Plan are:

- (A) The elimination of future public hazards;
- (B) The elimination of any existing capacity deficits;
- (C) The impact on the annual operating budget and Capital Improvements Program;
- (D) Locational needs based on projected growth patterns;
- (E) The accommodation of new development and redevelopment demands;
- (F) Financial feasibility; and

Capital Improvements Element

Goal 10.1 • The timely and efficient provision of public facilities and services through the use of sound fiscal policies.

Public Purpose: Provision of timely and efficient public facilities and services through the use of sound fiscal policies.

Objective 10.1.A • Use the CIE as a directory to meet the needs of Santa Rosa County for the construction, acquisition or development of capital facilities necessary to meet existing deficiencies, to accommodate desired future growth and to replace obsolete or worn out facilities. The five-year schedule of capital improvements (Table 10-1) shall be the specific guide (directory) the County will use to determine construction of capital facilities and maintenance of LOS standards.

Policy 10.1.A.2 (Cont.)

(G) Plans of the Northwest Florida Water Management District and state agencies that provide public facilities within the jurisdiction of Santa Rosa County.

Policy 10.1.A.3 • The Debt Management policy for Santa Rosa County shall be as follows:

(A) The County uses a combination of resources to fund capital improvements including state and federal grants, below market interest rate state loans, user fees, connection charges, a combination of long term and short term financing vehicles, accumulated surpluses, and the use of revenues set aside specifically for capital projects (pay as you go).

(B) The County may continue to use the resources identified in subparagraph A above throughout the planning period. General obligation debt is used sparingly. General obligation debt, if determined necessary during the planning period, will be established consistent with rating agency standards and guidelines. No general obligation debt will exceed 15 percent of the taxable assessed value of the real property within Santa Rosa County.

(C) Enterprise fund debt is, in part, managed through a ratio of net system revenue and other pledged funds to annual debt service. Also, this principle of coverage is used in the management of debt for other projects that are supported by user fees such as the one half (1/2) cent sales tax for landfill projects. The County shall maintain its prudent coverage factor in any future revenue-backed debt it may incur.

Capital Improvements Element

Goal 10.1 • The timely and efficient provision of public facilities and services through the use of sound fiscal policies.

Public Purpose: Provision of timely and efficient public facilities and services through the use of sound fiscal policies.

Objective 10.1.A • Use the CIE as a directory to meet the needs of Santa Rosa County for the construction, acquisition or development of capital facilities necessary to meet existing deficiencies, to accommodate desired future growth and to replace obsolete or worn out facilities. The five-year schedule of capital improvements (Table 10-1) shall be the specific guide (directory) the County will use to determine construction of capital facilities and maintenance of LOS standards.

Objective 10.1.B • To limit public expenditures that subsidize development in Coastal High Hazard Areas.

Policy 10.1.A.4 • Prioritize Capital Improvements funding (within the annual Capital Improvements Program) in a manner that generally assigns first priority to the renewal and replacement of obsolete or worn-out facilities; that assigns second priority to correcting existing deficiencies in public facilities and services; and third priority to facilities necessary to accommodate desired future growth. Nothing in this policy shall preclude Santa Rosa County from increasing or rearranging the priority of any particular Capital Improvement project so that cost savings may be realized or LOS Standards are met.

Policy 10.1.A.5 • Within currently designated private franchise service areas, the County shall support and encourage the regionalization of utility services.

Policy 10.1.B.1 • Except for the provision or support of recreation uses such as parks and walkovers, erosion control devices, increased public access and the correction of deficiencies, public expenditures within the CHHA shall be governed by Objective 7.1.A and its associated policies.

Policy 10.B.1.2 • The County shall incorporate into its review processes for infrastructure planning an assessment of the appropriateness of public capital improvements in coastal high hazard areas as identified in the Coastal Management Element of this Plan.

Policy 10.B.1.3 • The County shall request and support state expenditures necessary to address or improve capacity deficiencies on roads or bridges necessary to effectively support the Hurricane Evacuation Plan for the County, particularly in those areas, or with respect to those facilities, which are experiencing level of service deficiencies.

Capital Improvements Element

Goal 10.1 • The timely and efficient provision of public facilities and services through the use of sound fiscal policies.

Public Purpose: Provision of timely and efficient public facilities and services through the use of sound fiscal policies.

Objective 10.1.C • Coordinate land use decisions and development approvals and available and/or projected fiscal resources with the schedule of capital improvements (reference Table 10-1) so as to maintain adopted LOS standards and to meet existing and future facility needs.

Policy 10.1.C.1 • Land use decisions shall be consistent with the five-year schedule of Capital Improvements.

Policy 10.1.C.2 • The County shall establish level of service standards for transportation, potable water, sanitary sewer, solid waste, drainage, and recreational facilities that are within the jurisdiction of Santa Rosa County. These standards shall be those found in other comprehensive plan elements of this Plan.

Policy 10.1.C.3 • Provide for the availability of public facilities to serve developments for which development orders were issued prior to the adoption of this ordinance. Note: No development permits have been issued prior to the adoption of this ordinance for which public facilities were not available at established levels of service standards.

Policy 10.1.C.4 • The fiscal resources of Santa Rosa County will be used, to the extent necessary, to maintain LOS standards and support the five year schedule of Capital Improvements.

Policy 10.1.C.5 • Provide for the availability of public facilities and services needed to support development concurrent with the impacts of such development subsequent to the adoption of this ordinance Public facility and service availability shall be deemed sufficient if the public facilities and services for a development are phased, or the development is phased, so that the public facilities and those related services which are deemed necessary by the County to operate the facilities necessitated by that development, are available concurrent with the impacts of the development.

Capital Improvements Element

Goal 10.1 • The timely and efficient provision of public facilities and services through the use of sound fiscal policies.

Public Purpose: Provision of timely and efficient public facilities and services through the use of sound fiscal policies.

Objective 10.1.C • Coordinate land use decisions and development approvals and available and/or projected fiscal resources with the schedule of capital improvements (reference Table 10-1) so as to maintain adopted LOS standards and to meet existing and future facility needs.

Policy 10.1.C.6 • There is hereby created an annual review team to review the development activities within Santa Rosa County and to review the level of service conditions for the County. The team shall be comprised of the County Administrator, Planning Director, Budget Director, Navarre Beach Director, County Attorney, Public Services Director, Public Works Director, County Engineer and the County Commission Chairman. The team shall maintain information on development activity, level of service conditions and other data necessary to accurately evaluate the implementation of the County's Comprehensive Plan including an annual review and/or update of the County's population estimates and projections. In addition, the team will evaluate and update the 5-year schedule of capital improvements on an annual basis.

Policy 10.1.C.7 • Encourage and assist neighborhoods in the adoption of Municipal Service Taxing Units or Municipal Service Benefit Units to provide desired services.

Policy 10.1.C.8 • The Board of County Commissioners shall continue its efforts to acquire a Geographic Information Service computer system for the various County departments as an aid in the administration of the Concurrency Management System.

Policy 10.1.C.9 • The County shall continue to work cooperatively with the USDA, Natural Resources Conservation Service through the Blackwater Soil and Water Conservation District on items of mutual concern. Specifically, the County shall continue to utilize, when available, the District's GIS and computer aided drafting system for the management of geographic based information and maintenance of said information. Further, in cooperation with the District Conservationist,

Capital Improvements Element

Goal 10.1 • The timely and efficient provision of public facilities and services through the use of sound fiscal policies.

Public Purpose: Provision of timely and efficient public facilities and services through the use of sound fiscal policies.

Objective 10.1.C • Coordinate land use decisions and development approvals and available and/or projected fiscal resources with the schedule of capital improvements (reference Table 10-1) so as to maintain adopted LOS standards and to meet existing and future facility needs.

Objective 10.1.D • Future development shall bear a proportionate cost of facility improvements necessitated by the development in order to adequately maintain adopted LOS standards. The County shall continue to enforce regulations within the LDC, which include methods of assessment. These assessment methods include a series of variables based upon the size, character, type and location of the development and the development's impact upon all County systems as well as the benefits the development is anticipated to receive from such systems.

Policy 10.1.C.9 (continued)

the County Planning Division shall review opportunities for designing an interface for the systems in the District's offices and the Planning Division offices.

Policy 10.1.D.1 • The County shall provide for assessing new developments a pro rata share of the costs necessary to finance public facility improvements necessitated by development in order to adequately maintain adopted level of service standards in the Land Development Code (LDC).

Policy 10.1.D.2 • The County shall continue to enforce requirements within the LDC that exact physical improvements to impacted systems (roads, utilities, etc.) by new developments or the redevelopment of existing facilities. This policy will be implemented through the county's review, permitting and inspection process.

Policy 10.1.D.3 • The County shall require the performance bonding of project-related utility or traffic circulation improvements necessary to accommodate the development of vacant parcels or substantial redevelopment of existing properties.

Policy 10.1.D.4 • Consistently with applicable law, the County shall continue to require mandatory dedications as a condition of plat approval.

Capital Improvements

Goal 10.1 • The timely and efficient provision of public facilities and services through the use of sound fiscal policies.

Public Purpose: Provision of timely and efficient public facilities and services through the use of sound fiscal policies.

Objective 10.1.E • Santa Rosa County will provide or require provision of needed improvements identified in the other plan elements of this ordinance and will manage the land development process so that public facility needs created by previously issued development orders or future development do not exceed the ability of Santa Rosa County or other state agencies to fund and provide or require provision of the needed capital improvements.

Policy 10.1.E.1 • Use Santa Rosa County's fiscal policies to direct expenditures for capital improvements which ensure the implementation of the Goals, Objectives, and Policies of the other plan elements in this ordinance.

Policy 10.1.E.2 • The County shall continue to implement the Concurrency Management System described in this ordinance.

Policy 10.1.E.3 • A capital budget will be adopted by the Board of County Commissioners as a part of the annual budgeting process. The Capital Budget (Capital Improvement Program) will be developed using this element as a directory.

Capital Improvements Element

Goal 10.2 ● The County shall ensure that future needs are addressed consistent with the adopted level of service standards for public schools.

Public Purpose: To collaborate and coordinate with the School Board of Santa Rosa County (School Board) to ensure the availability of high quality public school facilities which meet the needs of Santa Rosa County's existing and future population.

Objective 10.2.A ● Implement School Concurrency

Manage the timing of residential subdivision approvals, site plans or their functional equivalent to ensure adequate school capacity is available consistent with adopted level of service standards for public school concurrency.

Policy 10.2.A.1 ● Consistent with the Interlocal Agreement, the uniform, district-wide level of service standards for public school facilities are initially set as follows:

TYPE OF SCHOOL	LEVEL OF SERVICE STANDARDS
Elementary	100% of permanent FISH capacity
Middle	90% of permanent FISH capacity
High	95% of permanent FISH capacity

Policy 10.2.A.2 ● The County shall ensure that future development pays a proportionate share of the costs of capital facility capacity needed to accommodate new development and to assist in maintaining adopted level of service standards, via ~~any legally~~ available and appropriate methods in development conditions, ~~when necessary~~.

Deleted: ~~impact fees and other~~

Formatted: Strikethrough

Deleted: ~~legally~~

Policy 10.2.A.3 ● The County hereby incorporates by reference the School Board's District Facilities Work Plan, ~~(most recent version)~~ that includes school capacity sufficient to meet anticipated student demands projected by the County and municipalities, in consultation with the School Board's projections of student enrollment, based on the adopted level of service standards for public schools.

Deleted: ~~(October 11, 2006)~~

Formatted: Strikethrough

The County, in coordination with the School Board, shall annually update the Capital Improvements Element by adopting by reference the School Board's financially feasible Work Program to ensure maintenance of a

Deleted: ~~(paragraph 17 of the District Facilities Work Plan)~~

Formatted: Strikethrough

Capital Improvements Element

Goal 10.2 • The County shall ensure that future needs are addressed consistent with the adopted level of service standards for public schools.

Public Purpose: To collaborate and coordinate with the School Board of Santa Rosa County (School Board) to ensure the availability of high quality public school facilities which meet the needs of Santa Rosa County's existing and future population.

Objective 10.2.A • Implement School Concurrency

Manage the timing of residential subdivision approvals, site plans or their functional equivalent to ensure adequate school capacity is available consistent with adopted level of service standards for public school concurrency.

Policy 10.2.A.3 (continued)

financially feasible capital improvements program and to ensure level of service standards will continue to be achieved and maintained during the five-year planning period.

Policy 10.2.A.4 • The 5-year schedule of improvements ensures the level of service standards for public school are achieved and maintained within the period covered by the 5-year schedule. After the first 5-year schedule of capital improvements, annual updates to the schedule shall ensure levels of service standards are achieved and maintained within each year of subsequent 5-year schedule of capital improvements. The updated 5-year District Facilities Work Plan shall be sent to the County not later than October 1st of each year for incorporation into the County's Capital Improvements Element.

Policy 10.2.A.5 • Santa Rosa County will update its Capital Improvements schedule on an annual basis by December 1st, to incorporate the upcoming five years of the School Board's District Facilities Work Program. Santa Rosa County and the Santa Rosa County School Board will coordinate during updates or amendments to the Santa Rosa County Comprehensive Plan and updates or amendments for long-range plans for School Board facilities.

Policy 10.2.A.6 • The County and School Board will work together in maintaining the adopted levels of service to ensure financial feasibility of

Capital Improvements Element

Goal 10.2 • The County shall ensure that future needs are addressed consistent with the adopted level of service standards for public schools.

Public Purpose: To collaborate and coordinate with the School Board of Santa Rosa County (School Board) to ensure the availability of high quality public school facilities which meet the needs of Santa Rosa County's existing and future population.

Objective 10.2.A • Implement School Concurrency

Manage the timing of residential subdivision approvals, site plans or their functional equivalent to ensure adequate school capacity is available consistent with adopted level of service standards for public school concurrency.

Policy 10.2.A.6 (continued)

of the County's Capital Improvements Program and the School Board's District Facilities Work Program.

FY 01/02 – 06/07 SCHEDULE OF CAPITAL IMPROVEMENTS (TABLE 10-1)						
<u>Project</u>	<u>Project Description</u>	<u>Consistent with Comprehensive Plan</u>	<u>Anticipated Cost</u>	<u>Revenue Source</u>	<u>Year Funded</u>	
Transportation						
<u>Da Lisa Road Extension</u>	<u>The extension of Da Lisa Road from its current end to Avalon Boulevard providing an alternate route to SR 90 from Avalon Boulevard.</u>	<u>Yes</u>	<u>\$400,000.00</u>	<u>Electric Fran Fee</u>	<u>FY 01/02</u>	
<u>Woodbine Road Improvements</u>	<u>Phases II and III</u>	<u>Yes</u>	<u>\$2,430,000</u>	<u>Electric Fran Fee</u>	<u>FY 02/03</u>	
<u>Woodbine/Chumuckla PD&E Study</u>	<u>PD&E study of these parallel corridors in order to determine future improvement project.</u>	<u>Yes</u>	<u>\$600,000</u>	<u>Electric Fran Fee</u>	<u>FY 02/03</u>	
<u>Pace Patriot Boulevard</u>	<u>Construction of two-lane roadway between Pace Lane and Stadium Drive.</u>	<u>Yes</u>	<u>\$750,000</u>	<u>Electric Fran Fee</u>	<u>FY 02/03</u>	
<u>Turn Lane Installations through the Small County Incentive Grant Program</u>	<u>Installation of turn lanes at the following roadways through the Small County Incentive Grant Program: Airport Road / US 90; Carroll Road / SR 281; Mulat Road / SR 281; Alba Street / SR 281; Trice Road / SR 90; Toda Road / US 90; Old Highway 90 / US 90; Tamarind Drive / US 90; Santa Rosa Drive / US 90; Struth Lane / US 90; Peaden Road / US 90; Sunset Drive / US 90; and Panhandle Trail / US 98.</u>	<u>Yes</u>	<u>\$540,800 (County Match)</u>	<u>Electric Fran Fee</u>	<u>FY 02/03</u>	
<u>Oriole Beach Road / US 98 Improvements</u>	<u>Replace 6 loop sensors to upgrade to current FDOT standard; Construct an additional turn lane on the south approach of Oriole Beach Road to provide dual left turn lanes and a dedicated right turn lane; Investigate queing problem at Oriole Beach Elementary School.</u>	<u>Yes</u>	<u>\$32,200</u>	<u>Electric Fran Fee</u>	<u>FY 02/03</u>	
<u>Gondolier Boulevard / US 98 Improvements</u>	<u>Replace loop sensors and signal controller cabinet. Construct dedicated northbound right turn lane. The intersection configuration would be a northbound left, northbound thru/left and a northbound right turn lane.</u>	<u>Yes</u>	<u>\$39,200</u>	<u>Electric Fran Fee</u>	<u>FY 02/03</u>	
<u>Navarre School Road / US 98</u>	<u>Check and possibly replace the southbound loops.</u>	<u>Yes</u>	<u>\$1,000</u>	<u>Electric Fran Fee</u>	<u>FY 02/03</u>	
<u>SR 399 / US 98</u>	<u>Check and possibly replace the loop on the eastbound approach of US 98.</u>	<u>Yes</u>	<u>\$1,000</u>	<u>Electric Fran Fee</u>	<u>FY 02/03</u>	
<u>College Parkway / US 98 Improvements</u>	<u>Construct a paved area on the northwest corner of the intersection to allow right turning vehicles to make a right on red. Construct a raised extension of the median on the south approach.</u>	<u>Yes</u>	<u>\$11,100</u>	<u>Electric Fran Fee</u>	<u>FY 02/03</u>	
<u>Woodbine/Chumuckla Corridor</u>	<u>Design of the 5-Points Intersection Improvements and Widening Woodbine Rd. or Chumuckla Hwy. to Four Lanes</u>	<u>Yes</u>	<u>\$2,543,008</u>	<u>Impact Fees</u>	<u>FY06/07</u>	
<u>Storm Water Management</u>						
<u>Storm Water Management Master Plan</u>	<u>NPDS requirement and recommendation of the Santa Rosa County Storm Water Task Force.</u>	<u>Yes</u>	<u>\$750,000</u>	<u>Electric Fran Fee</u>	<u>FY 02/03</u>	
<u>Floridatown Drainage Project</u>	<u>Continuance of project.</u>	<u>Yes</u>	<u>\$3,600,000</u>	<u>Electric Fran Fee</u>	<u>FY 02/03</u>	

Deleted: ¶
Objective 10.2.A • Implement School
Concurrency¶

¶
Manage the timing of residential subdivision
approvals, site plans or their functional
equivalent to ensure adequate school capacity
is available consistent with adopted level of
service standards for public school
concurrency.

... [1]

Formatted Table

Formatted: Strikethrough

|

Objective 10.2.A • Implement School Concurrency

Manage the timing of residential subdivision approvals, site plans or their functional equivalent to ensure adequate school capacity is available consistent with adopted level of service standards for public school concurrency.

Policy 10.2.A.3 (continued)

financially feasible capital improvements program and to ensure level of service standards will continue to be achieved and maintained during the five-year planning period.

Policy 10.2.A.4 • The 5-year schedule of improvements ensures the level of service standards for public school are achieved and maintained within the period covered by the 5-year schedule. After the first 5-year schedule of capital improvements, annual updates to the schedule shall ensure levels of service standards are achieved and maintained within each year of subsequent 5-year schedule of capital improvements.

Policy 10.2.A.5 • Santa Rosa County will update its Capital Improvements schedule on an annual basis by December 1st, to incorporate the upcoming five years of the School Board's District Facilities Work Program. Santa Rosa County and the Santa Rosa County School Board will coordinate during updates or amendments to the Santa Rosa County Comprehensive Plan and updates or amendments for long-range plans for School Board facilities.

Policy 10.2.A.6 • The County and School Board will work together in maintaining the adopted levels of service to ensure financial feasibility of the County's Capital Improvements Program and the School Board's District Facilities Work Program.

Capital Improvements Element

Goal 10.2 • The County shall ensure that future needs are addressed consistent with the adopted level of service standards for public schools.

Public Purpose: To collaborate and coordinate with the School Board of Santa Rosa County (School Board) to ensure the availability of high quality public school facilities which meet the needs of Santa Rosa County's existing and future population.

Objective 10.2.A • Implement School Concurrency

Manage the timing of residential subdivision approvals, site plans or their functional equivalent to ensure adequate school capacity is available consistent with adopted level of service standards for public school concurrency.

Policy 10.2.A.7 • The County's strategy, in coordination with the School Board, for correcting existing deficiencies and addressing future needs includes:

Implementation of a financially feasible 5-year schedule of capital improvements to ensure level of service standards are achieved and maintained.

Identification of adequate sites for funded and planned schools; and

The establishment of an impact fee ordinance in order to generate additional revenue to help fund school improvements.

Page Break

FY 01/02 – 06/07 SCHEDULE OF CAPITAL IMPROVEMENTS (TABLE 10-1)					
		Consistent with			

<i>Project</i>	<i>Project Description</i>	<i>Comprehensive Plan</i>	<i>Anticipated Cost</i>	<i>Revenue Source</i>	<i>Year Funded</i>
Transportation					
Da Lisa Road Extension	The extension of Da Lisa Road from its current end to Avalon Boulevard providing an alternate route to SR 90 from Avalon Boulevard.	Yes	\$400,000.00	Electric Fran Fee	FY 01/02
Woodbine Road Improvements	Phases II and III	Yes	\$2,430,000	Electric Fran Fee	FY 02/03
Woodbine/ Chumuckla PD&E Study	PD&E study of these parallel corridors in order to determine future improvement project.	Yes	\$600,000	Electric Fran Fee	FY 02/03
Pace Patriot Boulevard	Construction of two-lane roadway between Pace Lane and Stadium Drive.	Yes	\$750,000	Electric Fran Fee	FY 02/03
Turn Lane Installations through the Small County Incentive Grant Program	Installation of turn lanes at the following roadways through the Small County Incentive Grant Program: Airport Road/US 90; Carroll Road / SR 281; Mulat Road / SR 281; Alba Street / SR 281; Trice Road / SR 90; Toda Road / US 90; Old Highway 90 / US 90; Tamarind Drive / US 90; Santa Rosa Drive / US 90; Struth Lane / US 90; Peaden Road / US 90; Sunset Drive / US 90; and Panhandle Trail / US 98.	Yes	\$540,800 (County Match)	Electric Fran Fee	FY 02/03
Oriole Beach Road / US 98 Improvements	Replace 6 loop sensors to upgrade to current FDOT standard; Construct an additional turn lane on the south approach of Oriole Beach Road to provide dual left turn lanes and a dedicated right turn lane; Investigate queing problem at Oriole Beach Elementary School.	Yes	\$32,200	Electric Fran Fee	FY 02/03
Gondolier Boulevard / US 98 Improvements	Replace loop sensors and signal controller cabinet. Construct dedicated northbound right turn lane. The intersection configuration would be a northbound left, northbound thru/left and a northbound right turn lane.	Yes	\$39,200	Electric Fran Fee	FY 02/03
Navarre School Road / US 98	Check and possibly replace the southbound loops.	Yes	\$1,000	Electric Fran Fee	FY 02/03
SR 399 / US 98	Check and possibly replace the loop on the eastbound approach of US 98.	Yes	\$1,000	Electric Fran Fee	FY 02/03
College Parkway / US 98 Improvements	Construct a paved area on the northwest corner of the intersection to allow right turning vehicles to make a right on red. Construct a raised extension of the median on the south approach.	Yes	\$11,100	Electric Fran Fee	FY 02/03
Woodbine/ Chumuckla Corridor	Design of the 5-Points Intersection Improvements and Widening Woodbine Rd. or Chumuckla Hwy. to Four Lanes	Yes	\$2,543,008	Impact Fees	FY06/07
Storm Water Management					
Storm Water Management Master Plan	NPDS requirement and recommendation of the Santa Rosa County Storm Water Task Force.	Yes	\$750,000	Electric Fran Fee	FY 02/03
Floridatown	Continuance of project.	Yes	\$3,600,000	Electric Fran	FY 02/03

Drainage Project				Fee	
------------------	--	--	--	-----	--

Text additions are shown in underline format.

Chapter

11

Intergovernmental Coordination Element

Goal 11.1 • To provide coordination of this Comprehensive Plan with all municipalities located within the County, all adjacent Counties, all adjacent Cities if applicable, and all other entities providing services within the County.

Public Purpose: To provide efficient and coordinated comprehensive planning to the citizens of Santa Rosa County.

Objective 11.1.A • To coordinate this Plan with the plans of the Santa Rosa County School Board, other units of local government providing services but not having regulatory authority over the use of land, the municipalities within the county, and with adjacent counties during the planning time frame covered by this Plan.

Policy 11.1.A.1 • The Community Planning, Zoning & Development Division shall include within its yearly review efforts an analysis of the coordination between plans of affected governments.

Policy 11.1.A.2 • Implementation of this Plan shall involve communication, coordination and cooperation between the County and Municipalities within the County, adjacent Counties and those authorities and agencies providing facilities and services.

Policy 11.1.A.3 • By December 2003, execute an inter-local agreement between the County and the municipalities in the county setting forth provisions for annexation, land use amendments, and the siting of Locally Undesirable Land Uses (LULU's). Accordingly, LULU's located within one (1) mile of an adjacent local government's boundary shall notify the surrounding local governments of this proposal.

Policy 11.1.A.4 • The County shall utilize the review and comment procedures established by the Northwest Florida Regional Planning Council (NWFRPC) and the Florida Department of Community Affairs (DCA) for Comprehensive Plans and Plan amendment proposals of other local governments in order to ensure consistency between this Plan and the Comprehensive

Intergovernmental Coordination Element

Goal 11.1 • To provide coordination of this Comprehensive Plan with all municipalities located within the County, all adjacent Counties, all adjacent Cities if applicable, and all other entities providing services within the County.

Public Purpose: To provide efficient and coordinated comprehensive planning to the citizens of Santa Rosa County.

Objective 11.1.A • To coordinate this Plan with the plans of the Santa Rosa County School Board, other units of local government providing services but not having regulatory authority over the use of land, the municipalities within the county, and with adjacent counties during the planning time frame covered by this Plan.

Policy 11.1.A.4. (Cont.)

Plans of municipalities within the county and adjacent counties.

Policy 11.1.A.5 • By 2003 the County shall execute an interlocal agreement with the Santa Rosa County School Board and all municipalities within the County for the purposes of coordinating population projections and growth data and to accomplish the implementation of public school location criteria. The interlocal agreement will at a minimum address the following:

(A.) Collaboration of Department of Education enrollment projections with the population projections used in this Plan; and

(B.) Coordination between school siting compatibility requirements pursuant to Sections 235.19 and 235.193, F.S., including integration if the educational plan survey (required to be submitted every five years pursuant to Section 235.15, F.S.), the general educational facilities report (required to be submitted annually pursuant to Section 235.15, F.S.), and applicable policies and procedures of the school board with the Future Land Use Map found in this Plan and the Santa Rosa County Land Development Code.

Objective 11.1.B • To coordinate the impacts of development proposed by this Plan upon development in adjacent municipalities, counties, the region, and the state during the planning time frame covered by this Plan.

Policy 11.1.B.1 • The County shall maintain its membership on the Northwest Florida Regional Planning Council, the Metropolitan Planning Organization, and other active multi-regional and multi-jurisdictional bodies such as the Strategic Partnership Committee, the Okaloosa County Comprehensive Plan Committee, and the Bay Area Resource Council.

Intergovernmental Coordination Element

Goal 11.1 • To provide coordination of this Comprehensive Plan with all municipalities located within the County, all adjacent Counties, all adjacent Cities if applicable, and all other entities providing services within the County.

Public Purpose: To provide efficient and coordinated comprehensive planning to the citizens of Santa Rosa County.

Objective 11.1.B • To coordinate the impacts of development proposed by this Plan upon development in adjacent municipalities, counties, the region, and the state during the planning time frame covered by this Plan.

Policy 11.1.B.2 • The County shall continue to review the Comprehensive Plan and any Plan amendments for consistency with the State Comprehensive Plan (Chapter 187, F.S.), the Strategic Regional Policy Plan, the Local Government Comprehensive Planning and Land Development Regulation Act (Chapter 163, F.S.) and the Minimum Criteria for Review of Local Government Comprehensive Plans and Plan Amendments and Determination of Compliance (Rule 9J-5, F.A.C.).

Policy 11.1.B.3 • The informal mediation process established by the West Florida Regional Planning Council will be used to mediate conflicts with other local governments which cannot be resolved.

Policy 11.1.B.4 • Pensacola Junior College (PJC) Milton Campus has adopted a campus master plan pursuant to applicable state statutes and rules. The County shall coordinate with PJC to assure that their development needs and overall community needs are addressed and conflicts between this Plan and the Campus Master Plan are minimized.

Policy 11.1.B.5 • The County shall continue to participate in the functions of the Bay Area Resource Council (BARC) for the purposes of attaining consistent and coordinated management of the County's bays and estuaries that also fall under the jurisdiction of neighboring local governments.

Objective 11.1.C • To ensure coordination in the establishment and implementation of level of service standards for public facilities with any state, regional, or local entity having operational and maintenance responsibility for such facilities.

Policy 11.1.C.1 • The County shall review the Comprehensive Plan, relevant Plan amendments and other development plans in order to assess any impacts on the comprehensive plans of adjacent local governments.

Intergovernmental Coordination Element

Goal 11.1 • To provide coordination of this Comprehensive Plan with all municipalities located within the County, all adjacent Counties, all adjacent Cities if applicable, and all other entities providing services within the County.

Public Purpose: To provide efficient and coordinated comprehensive planning to the citizens of Santa Rosa County.

Objective 11.1.C • To ensure coordination in the establishment and implementation of level of service standards for public facilities with any state, regional, or local entity having operational and maintenance responsibility for such facilities.

Policy 11.1.C.2 • The County shall disseminate information on developments in Santa Rosa County that may impact upon adjacent local governments and shall require the notification of affected jurisdictions of proposed development in cases where the proposed development would impact the infrastructure of another local government.

Policy 11.1.C.3 • The Community Planning Zoning & Development Division Director or his/her designated appointee shall participate in meetings of the Okaloosa County Comprehensive Plan Committee.

Policy 11.1.C.4 • The Community Planning Zoning & Development Division shall include the following as part of its review efforts.

(A.) An analysis of the effectiveness of the conflict resolution process described in Policy 11.1.B.3;

(B.) The adequacy of LOS standards which have been established by this Ordinance on an annual basis;

(C.) An analysis of the adequacy of procedures established to review proposed development within the existing Comprehensive Plan of Santa Rosa County and/or the plans of adjacent local governments; and

(D.) An analysis and/or review of development proposed in this Plan or any amendment to this Plan in relationship to the adopted LOS standards also found in this Plan and those of other governmental entities if applicable.

Intergovernmental Coordination Element

Goal 11.1 • To provide coordination of this Comprehensive Plan with all municipalities located within the County, all adjacent Counties, all adjacent Cities if applicable, and all other entities providing services within the County.

Public Purpose: To provide efficient and coordinated comprehensive planning to the citizens of Santa Rosa County.

Objective 11.1.C • To ensure coordination in the establishment and implementation of level of service standards for public facilities with any state, regional, or local entity having operational and maintenance responsibility for such facilities.

Policy 11.1.C. 5 • By December 2003, the County will execute letters of agreement which establish standards and methods for setting or changing LOS standards with other entities providing such service and may include:

(A.) FDOT for State Roads; and

(B.) Purveyors of water and sewer services.

Policy 11.1.C.6 • The County shall utilize the MPO, and meetings with the FDOT, state environmental permitting agencies, adjacent counties and municipalities, and any local entity having responsibilities in providing facilities and services concurrent with the impacts of development, to exchange information and coordinate adopted levels of service standards.

Policy 11.1.C.7 • The County shall continue to maintain information on level of service standards.

Objective 11.1.D • The County shall continue to coordinate with appropriate federal and state agencies in the designation of new dredge spoil disposal sites within the county.

Policy 11.1.D.1 • By December 2003, the County shall establish standards for designation of dredge spoil disposal sites in the County Land Development Code and may consider the following site selection criteria:

(A.) Sites should be located near waterways to be dredged;

(B.) Preferred sites should be areas that have been previously altered or disturbed containing non-native vegetation;

(C.) Sites should not abut residential land uses unless sites are sufficiently large to adequately buffer the residential areas;

Intergovernmental Coordination Element

Goal 11.1 • To provide coordination of this Comprehensive Plan with all municipalities located within the County, all adjacent Counties, all adjacent Cities if applicable, and all other entities providing services within the County.

Public Purpose: To provide efficient and coordinated comprehensive planning to the citizens of Santa Rosa County.

Objective 11.1.D • The County shall continue to coordinate with appropriate federal and state agencies in the designation of new dredge spoil disposal sites within the county.

Policy 11.1.D.1 (continued)

(D.) Sites should not support regionally significant habitat or support threatened or endangered species or species of special concern or contain historically significant resources; and

(E.) Sites should not contain wetlands, unless the wetlands are degraded/non-functional and the wetland impacts are mitigated.

Policy 11.1.D.2 • The County shall coordinate with the appropriate federal and state agencies and the public in identifying dredge spoil disposal sites.

Policy 11.1.D.3 • Any conflicts between the County and another public agency regarding a dredged spoil disposal site that cannot be resolved locally will be resolved through the Coastal Resources Interagency Management Committee's dispute resolution process.

Objective 11. 1.E • By December 2003, the County shall identify planning topics of concern between local governments who would benefit from joint planning efforts and initiate coordination accordingly.

Policy 11.1.E.1 • By December 2003, the County shall initiate a formal coordination mechanism with the municipalities in the County, the School Board and adjacent counties to identify and consider the following areas of mutual concern:

(A.) Improved communication between the County and other local, regional, and state agencies;

(B.) Joint processes for collaborative planning and decision making on population projections and public school siting, the location and extension of public facilities subject to concurrency and the siting of facilities with countywide significance including locally unwanted land uses (LULU's) whose nature and identity shall be established within the formal coordination mechanism;

Intergovernmental Coordination Element

Goal 11.1 • To provide coordination of this Comprehensive Plan with all municipalities located within the County, all adjacent Counties, all adjacent Cities if applicable, and all other entities providing services within the County.

Public Purpose: To provide efficient and coordinated comprehensive planning to the citizens of Santa Rosa County.

Objective 11.1.E • By December 2003, the County shall identify planning topics of concern between local governments who would benefit from joint planning efforts and initiate coordination accordingly.

Policy 11.1.E.1 (Cont.)

(C.) Consistency between the County Comprehensive Plan, the Comprehensive Plans of municipalities within the county, the plans of adjacent counties, the plans of the School Board and the plans of other units of local government providing services but not having regulatory authority over the use of land;

(D.) Activities having extra-jurisdictional impacts;

(E.) Concurrency management systems and level of service standards;

(F.) Expected impacts of development;

(G.) Notification of affected jurisdictions;

(H.) Measures to mitigate impacts of development;

(I.) A process to resolve disputes, and;

(J.) The possibility of joint planning agreements with municipalities prior to municipal annexations and incorporations.

Policy 11.1.E.2 • The County shall continue to utilize meetings as necessary to provide coordination between Santa Rosa County planning activities and the planning activities of the municipalities within the county, adjacent counties, the School Board and the military. Further, the County shall continue to participate in the Strategic Partnership Initiative Committee as well as the Okaloosa County Comprehensive Plan Committee for the purposes of coordination of planning activities.

Intergovernmental Coordination Element

Goal 11.1 • To provide coordination of this Comprehensive Plan with all municipalities located within the County, all adjacent Counties, all adjacent Cities if applicable, and all other entities providing services within the County.

Public Purpose: To provide efficient and coordinated comprehensive planning to the citizens of Santa Rosa County.

Objective 11.1.E • By December 2003, the County shall identify planning topics of concern between local governments who would benefit from joint planning efforts and initiate coordination accordingly.

Policy 11.1.E.3 • The County shall continue to coordinate with private water and sewer providers to obtain the location of private water and sewer lines within their respective service areas as well as other pertinent information.

GOAL 11.2 • Collaborate and coordinate with the School Board of Santa Rosa County (School Board) to ensure high quality public school facilities which meet the needs of Santa Rosa County's existing and future population.

Public Purpose: To collaborate and coordinate with the School Board of Santa Rosa County (School Board) to ensure high quality public school facilities which meet the needs of Santa Rosa County's existing and future population.

Objective 11.2.A • School Interlocal Agreement

The County will implement the interlocal agreement with the school board, and municipalities, providing for close coordination and evaluation of development proposals.

Policy 11.2.A.1 • General types of provisions that will be included in the inter-local agreement in order to advise the school board, and municipalities of proposed developments which would impact their jurisdiction include:

1. Transmission of an annual memo from the Santa Rosa County Planning Department to the above entities describing proposed developments and planning activities.
2. Provision for a feedback process/information exchange so the above entities can inform the Planning Department of any potential adverse impact(s) from proposed developments and/or conflicting planning activities through either direct written or telephonic communications, participation on the Local Planning Agency.

Deleted: adjacent counties, special taxing districts

Formatted: Strikethrough

Deleted: and adjacent counties

Formatted: Strikethrough

Formatted: Indent: Left: 18 pt, Hanging: 12.6 pt, Numbered + Level: 1 + Numbering Style: 1, 2, 3, ... + Start at: 1 + Alignment: Left + Aligned at: 18 pt + Tab after: 54 pt + Indent at: 54 pt, Tabs: Not at 54 pt

Deleted: a monthly

Formatted: Strikethrough

Deleted: and or Planning Districts

Formatted: Strikethrough

Deleted: and others on the Comprehensive Plan mailing list

Formatted: Strikethrough

Formatted: Indent: Left: 18 pt, Hanging: 12.6 pt, Numbered + Level: 1 + Numbering Style: 1, 2, 3, ... + Start at: 1 + Alignment: Left + Aligned at: 18 pt + Tab after: 54 pt + Indent at: 54 pt, Tabs: 18 pt, List tab + Not at 54 pt

Deleted: Citizen Advisory Committees and the

Formatted: Strikethrough

Deleted: as well as through public meetings with notices published in the weekly paper

Formatted: Strikethrough

Intergovernmental Coordination Element

GOAL 11.2 • Collaborate and coordinate with the School Board of Santa Rosa County (School Board) to ensure high quality public school facilities which meet the needs of Santa Rosa County's existing and future population.

Public Purpose: To collaborate and coordinate with the School Board of Santa Rosa County (School Board) to ensure high quality public school facilities which meet the needs of Santa Rosa County's existing and future population.

Objective 11.2.B • Intergovernmental Coordination

Santa Rosa County shall strive to maintain and enhance joint planning processes and procedures for coordination of public education facilities for planning and decision-making.

Policy 11.2.B.1 • On an annual basis, Santa Rosa County shall ask the School Board to provide information from their five-year **District Education Facilities Work** Plan to determine the need for additional school facilities. The School Board shall provide to the county, each year, a general education facilities report. The educational facilities report shall contain information detailing existing facilities and their locations and projected needs. The report shall also contain the School Board's **5-year Facilities Work Program**.

Policy 11.2.B.2 • In order to coordinate the effective and efficient provision and siting of public educational facilities with associated infrastructure and services within Santa Rosa County, the Santa Rosa County Board of County Commissioners, the Santa Rosa County School Board, and the municipalities of Gulf Breeze, Jay and Milton shall meet jointly. Such efforts may include:

1. Coordinated submittal and review of the annual capital improvement program of Santa Rosa County, the annual educational facilities report and Five-year School Plan Survey of the Santa Rosa County School Board.
2. Coordinated submittal and review of the annual capital improvement program of Santa Rosa County, the annual educational facilities report and Five-year School Plan Survey of the Santa Rosa County School Board.

~~Deleted: Policy 11.2.B.1 • On an ongoing basis, Santa Rosa County shall establish new and review existing coordination mechanisms that will evaluate and address its comprehensive plan and programs and their effects on the comprehensive plans developed for the adjacent local governments, school board, and other units of local government providing services but not having regulatory authority over use of land, and the State by an annual county wide forum, joint meetings or other types of forums with other agencies. Assistance for this effort shall be requested from regional and state agencies, as needed. ¶~~

Formatted: Strikethrough

~~Deleted: 2~~

~~Deleted: Capital Facilities~~

Formatted: Strikethrough

~~Deleted: capital improvement plan, including planned facilities with funding representing the district's unmet needs.~~

Formatted: Strikethrough

~~Deleted: 3~~

~~Deleted: to develop mechanisms for coordination~~

Formatted: Strikethrough

Formatted: Indent: Left: 18 pt, Hanging: 21.6 pt, Numbered + Level: 1 + Numbering Style: 1, 2, 3, ... + Start at: 1 + Alignment: Left + Aligned at: 18 pt + Tab after: 54 pt + Indent at: 54 pt, Tabs: 18 pt, List tab + Not at 54 pt

Formatted: Indent: Left: 18 pt

Formatted: Indent: Left: 18 pt, Hanging: 21.6 pt, Numbered + Level: 1 + Numbering Style: 1, 2, 3, ... + Start at: 1 + Alignment: Left + Aligned at: 18 pt + Tab after: 54 pt + Indent at: 54 pt, Tabs: 18 pt, List tab + Not at 54 pt

Intergovernmental Coordination Element

GOAL 11.2 • Collaborate and coordinate with the School Board of Santa Rosa County (School Board) to ensure high quality public school facilities which meet the needs of Santa Rosa County's existing and future population.

Public Purpose: To collaborate and coordinate with the School Board of Santa Rosa County (School Board) to ensure high quality public school facilities which meet the needs of Santa Rosa County's existing and future population.

Objective 11.2.B • Intergovernmental Coordination

Santa Rosa County shall strive to maintain and enhance joint planning processes and procedures for coordination of public education facilities for planning and decision-making.

Policy 11.2.B.2 (continued)

Deleted: 3

3. Coordinated submittal and review of the annual capital improvement program of Santa Rosa County, the annual educational facilities report and Five-year School Plan Survey of the Santa Rosa County School Board.

Formatted: Indent: Left: 18 pt, Hanging: 21.6 pt, Numbered + Level: 1 + Numbering Style: 1, 2, 3, ... + Start at: 1 + Alignment: Left + Aligned at: 18 pt + Tab after: 54 pt + Indent at: 54 pt, Tabs: 18 pt, List tab + Not at 54 pt

4. Coordinated review and assessment of the associated costs and expenditures of siting and developing schools with needed public infrastructure.

Formatted: Indent: Left: 18 pt, Hanging: 21.6 pt, Numbered + Level: 1 + Numbering Style: 1, 2, 3, ... + Start at: 1 + Alignment: Left + Aligned at: 18 pt + Tab after: 54 pt + Indent at: 54 pt, Tabs: 18 pt, List tab + Not at 54 pt

5. Coordinated review of residential planned developments or mixed use planned developments involving residential development.

Formatted: Indent: Left: 18 pt, Hanging: 21.6 pt, Numbered + Level: 1 + Numbering Style: 1, 2, 3, ... + Start at: 1 + Alignment: Left + Aligned at: 18 pt + Tab after: 54 pt + Indent at: 54 pt, Tabs: 18 pt, List tab + Not at 54 pt

6. Use of a unified data base including population (forecasts of student population), land use and facilities.

Formatted: Indent: Left: 21.6 pt, Hanging: 18 pt, Numbered + Level: 1 + Numbering Style: 1, 2, 3, ... + Start at: 1 + Alignment: Left + Aligned at: 18 pt + Tab after: 54 pt + Indent at: 54 pt, Tabs: Not at 54 pt

7. Use of the Parks/Schools Planning Group (with representatives from each of the entities) to review coordinated siting of schools with parks for multi-functional use. Directives resulting from the joint meeting shall be incorporated into the Comprehensive Plan, Land Development Regulations, and other appropriate mechanisms as deemed necessary.

Formatted: Indent: Left: 18 pt, Hanging: 21.6 pt, Numbered + Level: 1 + Numbering Style: 1, 2, 3, ... + Start at: 1 + Alignment: Left + Aligned at: 18 pt + Tab after: 54 pt + Indent at: 54 pt, Tabs: 18 pt, List tab + Not at 54 pt

Text additions are shown in underline format.

Public School Facilities Element

Goal 12.1 • Coordinate and maintain a high quality education system.

Public Purpose: To collaborate and coordinate with the School Board of Santa Rosa County (School Board) to ensure the availability of high quality public school facilities which meet the needs of Santa Rosa County's existing and future population.

Objective 12.1.A • Coordination and Consistency

The County will coordinate existing and planned public school facilities with the plans for supporting infrastructure.

Policy 12.1.A.1 • Manage the timing of new development to coordinate with adequate school capacity. Where capacity will not be available to serve students from the proposed development and the provisions outlined in Policy 12.1.H.1(6) of this Element are not met. The County will use the lack of school capacity as a basis for denial of petitions for final subdivisions or site plans for residential development.

Formatted: Font: Arial, Strikethrough

Policy 12.1.A.2 • In cooperation with the School Board and the municipalities of Gulf Breeze, Jay and Milton, Santa Rosa County will implement the Interlocal Agreement for Public School Facility Planning for the County of Santa Rosa, Florida between Santa Rosa County, all legislative bodies of the municipalities, as required by Section 1013.33, Florida Statutes. The interlocal agreement includes procedures for:

1. Joint meetings;
2. Student enrollment and population projections;

Public School Facilities Element

Goal 12.1 • Coordinate and maintain a high quality education system.

Public Purpose: To collaborate and coordinate with the School Board of Santa Rosa County (School Board) to ensure the availability of high quality public school facilities which meet the needs of Santa Rosa County's existing and future population.

Objective 12.1.A • Coordination and Consistency

The County will coordinate existing and planned public school facilities with the plans for supporting infrastructure

Policy 12.1.A.2 (continued)

3. Coordinating and sharing of information;

4. School site analysis;

5. Supporting infrastructure;

6. Comprehensive plan amendments, rezonings, and development approvals;

7. Education Plant Survey and Five-Year District Facilities Work program;

8. Co-location and shared use;

9. Implementation of school concurrency, including levels of service standards, concurrency service areas, and proportionate-share mitigation;

10. Oversight process; and,

11. Resolution of disputes.

Policy 12.1.A.3 • The County shall include a representative of the school district, appointed by the School Board, as a nonvoting member of the local planning agency, as required by Section 163.3174, Florida Statutes.

Public School Facilities Element

Goal 12.1 • Coordinate and maintain a high quality education system.

Public Purpose: To collaborate and coordinate with the School Board of Santa Rosa County (School Board) to ensure the availability of high quality public school facilities which meet the needs of Santa Rosa County's existing and future population.

Objective 12.1.B • Enhance Community Design

Enhance community/neighborhood design through effective school facility design and siting standards. Encourage the siting of school facilities so they serve as community focal points and coordinate the location of public schools with the Future Land Use Map.

Policy 12.1.B.1 • To ensure compatibility between public school facilities and surrounding land uses, the School Board shall provide notice to a local government prior to acquiring or leasing property in its jurisdiction that may be used for a new public education facility. The local government shall in turn advise the School Board of the site's consistency or inconsistency with the land use categories and policies of the local government's comprehensive plan. Santa Rosa County will continue to coordinate with the School Board to assure that proposed public school facility sites are consistent with the land use categories and policies of the County Comprehensive Plan, pursuant to the Interlocal Agreement for Public School Facility Planning.

Policy 12.1.B.2 • Consistent with Policy 3.2.B.4 of the Santa Rosa County Future Land Use Element, "Public schools shall be an allowable use in the following Future Land Use Map categories: Commercial, Agriculture, Single Family Residential, Medium Density Residential, Residential, Garcon Point Rural Residential, Garcon Point Single Family Residential, Mixed Residential/Commercial and Bagdad Historic District." The Land Development Code may include siting standards for schools, consistent with the local government comprehensive plan.

Policy 12.1.B.3 • Consistent with Policy 3.2.B.5 of the Santa Rosa County Future

Deleted: f

Public School Facilities Element

Goal 12.1 • Coordinate and maintain a high quality education system.

Public Purpose: To collaborate and coordinate with the School Board of Santa Rosa County (School Board) to ensure the availability of high quality public school facilities which meet the needs of Santa Rosa County's existing and future population.

Objective 12.1.B • Enhance Community Design

Enhance community/neighborhood design through effective school facility design and siting standards. Encourage the siting of school facilities so they serve as community focal points and coordinate the location of public schools with the Future Land Use Map.

Policy 12.1.B.3 (continued)

Land Use Element, "Public schools may be located in agricultural land use categories, if no physically and economically feasible site exists in non-agricultural categories, or the site is adjacent to urban residential areas, or when necessary to serve student populations that are mainly located in rural areas." The local comprehensive plan intends for future schools to be sited as closely to urban residential areas as practical, preferably within walking and/or bicycle distance of the primary residential areas to be served.

Deleted: f

Deleted: B

Formatted: Font: Arial, Strikethrough

Policy 12.1.B.4 • Consistent with Section 163.3177, Florida Statutes, the County will include sufficient allowable land use designations for schools approximate to residential development to meet the projected needs for schools.

Policy 12.1.B.5 • The County shall provide bicycle and pedestrian access to public schools consistent with Florida Statutes. Bicycle access to public schools should be incorporated in the countywide bicycle plan. Parking at public schools will be provided consistent to applicable Land Development Regulations.

Policy 12.1.B.6 • The policy of the County is to reduce hazardous walking conditions consistent with Florida's Safe Ways to School

Public School Facilities Element

Goal 12.1 • Coordinate and maintain a high quality education system.

Public Purpose: To collaborate and coordinate with the School Board of Santa Rosa County (School Board) to ensure the availability of high quality public school facilities which meet the needs of Santa Rosa County's existing and future population.

Objective 12.1.B • Enhance
Community Design

Enhance community/neighborhood
design through effective school
facility design and siting standards.
Encourage the siting of school
facilities so they serve as
community focal points and
coordinate the location of public
schools with the Future Land Use
Map.

Policy 12.1.B.6 (continued)

program. The County, in coordination with
the School Board, shall implement the
following strategies:

1. New developments adjacent to school
properties shall be required to provide a right-
of-way and a direct access path for pedestrian
travel to existing and planned school sites,
and shall connect to the neighborhood's
existing pedestrian network;

2. For new development and redevelopment
within 2 miles of an existing or planned
school, the County shall promote sidewalks
(complete, unobstructed, continuous with a
minimum width of 5 feet) along the corridor
that directly serves the school, or qualifies as
an acceptably designed walk or bicycle route
to the school;.

Deleted: g

3. In order to ensure continuous pedestrian
access to public schools, priority will be given
to cases of hazardous walking conditions
pursuant to Section 1006.23, Florida Statutes,
and specific provisions for constructing such
facilities will be included in the County's
schedule of capital improvements adopted
each fiscal year; and

4. Evaluate school zones to consider safe
crossing of children along major roadways,
including prioritized areas for sidewalk
improvements including: schools with a high
number of pedestrian and bicycle injuries or
fatalities, schools requiring courtesy busing

Formatted: Strikethrough

Public School Facilities Element

Goal 12.1 • Coordinate and maintain a high quality education system.

Public Purpose: To collaborate and coordinate with the School Board of Santa Rosa County (School Board) to ensure the availability of high quality public school facilities which meet the needs of Santa Rosa County's existing and future population.

Objective 12.1.B • Enhance
Community Design

Enhance community/neighborhood design through effective school facility design and siting standards. Encourage the siting of school facilities so they serve as community focal points and coordinate the location of public schools with the Future Land Use Map.

Policy 12.1.B.7 (continued)

for hazardous walking conditions, schools with significant walking populations, but poor pedestrian and bicycle access, and needed safety improvements.

Formatted: Strikethrough

Objective 12.1.C • Collocation of
Public Facilities

Coordinate the location or public schools relative to the location of other public facilities such as parks, libraries and community centers to the maximum extent possible.

Policy 12.1.C.1 • Consistent with Policy 3.2.A.1 of the Santa Rosa County Future Land Use Element, the County will “encourage the location of parks, recreation and community facilities in new and existing communities in conjunction with school sites.”

Objective 12.1.D • Sustainable
Design

Encourage sustainable design and development for educational facilities.

Policy 12.1.D.1 • Coordinate with the School Board to continue to permit the shared-use and co-location of school sites and County facilities with similar facility needs, according to the Interlocal Agreement for Public School Facility Planning for Santa Rosa County, Florida, as it may be amended. Participate in the coordination of the location, phasing, and design of future school sites to enhance the potential of schools as recreation areas.

Policy 12.1.D.2 • Encourage the School Board to use sustainable design and

Formatted: Font: (Default) Arial, 12 pt

Public School Facilities Element

Goal 12.1 • Coordinate and maintain a high quality education system.

Public Purpose: To collaborate and coordinate with the School Board of Santa Rosa County (School Board) to ensure the availability of high quality public school facilities which meet the needs of Santa Rosa County's existing and future population.

Objective 12.1.D • Sustainable Design

Encourage sustainable design and development for educational facilities.

Policy 12.1.D.2 (Continued)

performance standards, such as using energy efficient and recycled materials, to reduce lifetime costs. Policy 12.1.D.3 • Santa Rosa County will continue to coordinate efforts to build new school facilities, and facility rehabilitation and expansions, designed to serve as and provide emergency shelters as required by Section 163.3177, Florida Statutes. Santa Rosa County will continue to fulfill the requirements of Section 1013.372, Florida Statutes, as appropriate new educational facilities will serve as public shelters for emergency management purposes, and shall coordinate with the School Board regarding emergency preparedness issues and plans.

Formatted: Font: (Default) Arial

Objective 12.1.E • Deficiencies and New Facilities

The County will cooperate with the School District to ensure existing deficiencies and future needs are addressed consistent with the adopted level of service standards for public schools.

Policy 12.1.E.1 • The County, in coordination with the School Board, will address correcting existing deficiencies and address future capacity needs by the:

1. Implementation of a financially feasible 5-year schedule of capital improvements to ensure level of service standards are achieved and maintained.

2. Identification of adequate sites for funded and planned schools; and

3. The establishment of an impact fee ordinance in order to generate additional revenue to help fund school improvements.

Deleted: includes

Formatted: Font: Arial, Strikethrough

Formatted: Font: Arial, Not Strikethrough

Formatted: Font: Arial, Strikethrough

Public School Facilities Element

Goal 12.1 • Coordinate and maintain a high quality education system.

Public Purpose: To collaborate and coordinate with the School Board of Santa Rosa County (School Board) to ensure the availability of high quality public school facilities which meet the needs of Santa Rosa County's existing and future population.

Objective 12.1.F • Project Scheduling

Projects necessary to address existing deficiencies and to meet future needs based upon the adopted levels of service will be included in the School Board's financially feasible 5-year District Facilities Work Program.

Policy 12.1.F.1 • The District Facilities Work Program shall be coordinated with the District Educational Facilities Work Plan, the plans of other local governments, and the concurrency service area map.

Formatted: Font: Arial, Strikethrough

Policy 12.1.F.2 • The 5-Year District Facilities Work Program shall be updated annually to add a new "fifth year" and will include school capacity sufficient to meet anticipated student demand as projected by the County and municipalities, based on the level of service standards set forth in Policy 12.1.E.1 of this element. ~~The 5-year District Facilities Work Plan shall be sent to the County not later than October 1st of each year for incorporation into the Capital Improvements Schedule.~~

Formatted: Font: Arial, Superscript

Policy 12.1.F.3 • Santa Rosa County will update its Capital Improvements schedule on an annual basis by December 1st, to incorporate the upcoming five years of the School Board's District Facilities Work Program. Santa Rosa County and the Santa Rosa County School Board will coordinate during updates or amendments to the Santa Rosa County Comprehensive Plan and updates or amendments for long-range plans for School Board facilities.

Public School Facilities Element

Goal 12.1 • Coordinate and maintain a high quality education system.

Public Purpose: To collaborate and coordinate with the School Board of Santa Rosa County (School Board) to ensure the availability of high quality public school facilities which meet the needs of Santa Rosa County's existing and future population.

Objective 12.1.G • School Capacity

It is the objective of Santa Rosa County to coordinate petitions for future land use amendments, rezoning, approval of subdivision and site plans for residential development with adequate school capacity. This goal will be accomplished recognizing the School Board's statutory and constitutional responsibility to provide a uniform system of free and adequate public schools, and the County's responsibility for growth management, including the authority to approve or deny petitions for comprehensive plan amendments, re-zonings or final subdivision and site plans that generate students and impact the Santa Rosa County school system.

Policy 12.1.G.1 • The County shall coordinate anticipated student growth based on future land use map projections of housing units with the School Board's long range facilities needs.

Policy 12.1.G.2 • All school-related amendments of the Comprehensive Plan shall be provided to the School Board at least 45 days prior to transmittal. The School Board may provide comments to the relevant local government either in writing at least fifteen (15) days prior to the public meeting or by attending and providing comments at the local planning agency meeting. The County shall take into consideration the School Board comments and findings on the availability of adequate school capacity when considering the decision to approve comprehensive plan amendments and other land use decisions as provided for in Section 163.3177(6)(a), Florida Statutes.

Formatted: Underline

Policy 12.1.G.3 • The County shall give priority consideration to petitions for land uses, zoning and final subdivision and site plans for residential development in areas with adequate school capacity or where school sites adequate to serve potential growth have been donated to or set aside as reflected in a written agreement approved by the Santa Rosa County School Board.

Public School Facilities Element

Goal 12.1 • Coordinate and maintain a high quality education system.

Public Purpose: To collaborate and coordinate with the School Board of Santa Rosa County (School Board) to ensure the availability of high quality public school facilities which meet the needs of Santa Rosa County's existing and future population.

Objective 12.1.G • School Capacity

It is the objective of Santa Rosa County to coordinate petitions for future land use amendments, rezoning, approval of subdivision and site plans for residential development with adequate school capacity. This goal will be accomplished recognizing the School Board's statutory and constitutional responsibility to provide a uniform system of free and adequate public schools, and the County's responsibility for growth management, including the authority to approve or deny petitions for comprehensive plan amendments, re-zonings or final subdivision and site plans that generate students and impact the Santa Rosa County school system.

Policy 12.1.G.4 • Where capacity will not be available to serve students from the proposed development, the County will coordinate with the School Board to ensure adequate capacity is planned and funded. Where feasible, in conjunction with the plan amendment early dedications of school sites shall be encouraged. To ensure adequate capacity is planned and funded, the School Board's long-range facilities plans over the 5-year, 10-year and 20-year periods shall be amended to reflect the needs created by the land use plan amendment.

Policy 12.1.G.5 • In reviewing petitions for future land use amendments, rezonings, or subdivision and site plans for residential development, which may affect student enrollment or school facilities, the County will consider:

1. The compatibility of land uses adjacent to existing schools and reserved school sites;
2. The co-location of parks, recreation and community facilities with school sites (consistent with Policy 3.2.A.1 of the Santa Rosa County Future Land Use Element);
3. The linkage of schools, parks, libraries and other public facilities with bikeways, trails, and sidewalks;
4. Ensuring the development of traffic circulation plans to serve schools and the surrounding neighborhood and to include

Public School Facilities Element

Goal 12.1 • Coordinate and maintain a high quality education system.

Public Purpose: To collaborate and coordinate with the School Board of Santa Rosa County (School Board) to ensure the availability of high quality public school facilities which meet the needs of Santa Rosa County's existing and future population.

Objective 12.1.G • School Capacity

It is the objective of Santa Rosa County to coordinate petitions for future land use ~~amendments~~, ~~rezoning~~, ~~approval of~~ subdivision and site plans for residential development with adequate school capacity. This goal will be accomplished recognizing the School Board's statutory and constitutional responsibility to provide a uniform system of free and adequate public schools, and the County's ~~responsibility for growth~~ management, including the authority to approve or deny petitions for comprehensive plan amendments, re-zonings or final subdivision and site plans that generate students and impact the Santa Rosa County school system.

Objective 12.1.H • Implement School Concurrency

Manage the timing of residential subdivision approvals, site plans or their functional equivalent to ensure adequate school capacity is available consistent with adopted level of service standards for public school concurrency for each year of the 5-year and long term planning periods.

Policy 12.1.G.5 (continued)

interconnectivity of neighborhoods when feasible;

6. Providing off-site signalization, signage, access improvements and sidewalks to serve all schools;

7. School Board staff comments and findings of available school capacity for comprehensive plan amendments and other land-use decisions;

8. Available school capacity or planned improvements to increase school capacity; and,

Formatted: Font: Arial, Strikethrough

Policy 12.1 H.1 • Consistent with the Interlocal Agreement, the County and School Board agree to the following standards for school concurrency in Santa Rosa County:

1. Level of Service Standards: Consistent with the Interlocal Agreement, the uniform, district-wide level of service standards are initially set as follows:

Public School Facilities Element

Goal 12.1 • Coordinate and maintain a high quality education system.

Public Purpose: To collaborate and coordinate with the School Board of Santa Rosa County (School Board) to ensure the availability of high quality public school facilities which meet the needs of Santa Rosa County's existing and future population.

Objective 12.1.H • Implement School Concurrency

Manage the timing of residential subdivision approvals, site plans or their functional equivalent to ensure adequate school capacity is available consistent with adopted level of service standards for public school concurrency for each year of the 5-year and long term planning periods.

Policy 12.1.H.1 (continued)

<u>TYPE OF SCHOOL</u>	<u>LEVEL OF SERVICE STANDARDS</u>
<u>Elementary</u>	<u>100% of permanent FISH capacity</u>
<u>Middle</u>	<u>90% of permanent FISH capacity</u>
<u>High</u>	<u>95% of permanent FISH capacity</u>

Potential amendments to the level of service standards shall be considered at least annually at the staff working group meeting to take place no later than (April 15th) of each year. If an amendment is proposed by the School Board, it shall be accomplished by the execution of an amendment to the Interlocal Agreement by all parties and the adoption of amendments to the comprehensive plans. The amended level of service standard shall not be effective until all plan amendments are effective and the amended Interlocal Agreement is fully executed. No level of service standard shall be amended without a showing that the amended level of service standard is financially feasible, supported by adequate data and analysis, and can be achieved and maintained within the period covered by the first five years of the Capital Facilities Plan. Level of service standards shall be achieved and maintained within each year of Policy 12.1H.1 (continued)

Subsequent 5-year schedules of capital improvements consistent with statutory and rule requirements.

Public School Facilities Element

Goal 12.1 • Coordinate and maintain a high quality education system.

Public Purpose: To collaborate and coordinate with the School Board of Santa Rosa County (School Board) to ensure the availability of high quality public school facilities which meet the needs of Santa Rosa County's existing and future population.

Objective 12.1.H • Implement School Concurrency

Manage the timing of residential subdivision approvals, site plans or their functional equivalent to ensure adequate school capacity is available consistent with adopted level of service standards for public school concurrency for each year of the 5-year and long term planning periods.

Policy 12.1.H.1 (continued)

2. Concurrency Service Areas: The concurrency service areas shall be as shown in Map 12-1. Potential amendments to the concurrency service areas shall be considered annually at the staff working group meeting to take place each year no later than (April 15th). If an amendment is proposed by the School Board, it shall be accomplished by the execution of an amendment to the Interlocal Agreement by all parties and the adoption of amendments to the comprehensive plan. The amended concurrency service area shall not be effective until all plan amendments and the amended Interlocal Agreement are fully executed. No concurrency service area shall be amended without a showing that the amended concurrency service area boundaries are financially feasible.

3. Maximizing Concurrency Service Areas: Concurrency service areas shall maximize capacity utilization, taking into account transportation costs, limiting maximum student travel times, achieving social-economic, racial and cultural diversity objectives, and other relevant factors as determined by the School Board's policy on maximization of capacity. Other considerations for amending concurrency service area may include safe access (including factors such as the presence of sidewalks, bicycle paths, turn lanes and signalization, and general walkability), diversity and geographic or man-made

Public School Facilities Element

Goal 12.1 • Coordinate and maintain a high quality education system.

Public Purpose: To collaborate and coordinate with the School Board of Santa Rosa County (School Board) to ensure the availability of high quality public school facilities which meet the needs of Santa Rosa County's existing and future population.

Objective 12.1.H • Implement School Concurrency

Manage the timing of residential subdivision approvals, site plans or their functional equivalent to ensure adequate school capacity is available consistent with adopted level of service standards for public school concurrency for each year of the 5-year and long term planning periods.

Policy 12.1.H.1 (continued)

constraints to travel. The types of adjustments to school operations that will be considered in the County shall be determined by the School Board's policies on maximization of capacity.

4. Student Generation Rates: Consistent with the Interlocal Agreement, the School Board staff, working with the County staff and Municipal staffs, will develop and apply student generation multipliers for residential units by type and projected price for schools of each type, considering past trends in student enrollment in order to project school enrollment. The student generation rates shall be determined by the School Board in accordance with professionally accepted methodologies, shall be updated **as necessary** and shall be adopted into the County comprehensive plan.

5. School Capacity and Enrollment: The Department of Education permanent Florida Inventory of School Houses (FISH) capacity is adopted as the uniform methodology to determine the capacity of each school. Relocatables are not considered permanent capacity. School enrollment shall be based on the annual enrollment of each school based on actual counts reported to the Department of Education in October of each year.

6. Concurrency Availability Standard: The County shall amend the concurrency

Deleted: 5

Public School Facilities Element

Goal 12.1 • Coordinate and maintain a high quality education system.

Public Purpose: To collaborate and coordinate with the School Board of Santa Rosa County (School Board) to ensure the availability of high quality public school facilities which meet the needs of Santa Rosa County's existing and future population.

Objective 12.1.H • Implement School Concurrency

Manage the timing of residential subdivision approvals, site plans or their functional equivalent to ensure adequate school capacity is available consistent with adopted level of service standards for public school concurrency for each year of the 5-year and long term planning periods.

Policy 12.1.H.1 (continued)

management systems in its land development regulations to require that all new residential units be reviewed for school concurrency at the time of subdivision or site plan approval. The County shall not deny a subdivision or site plan for residential development due to a failure to achieve and maintain the adopted level of service for public school capacity where:

- a. Adequate school facilities will be in place or under actual construction within three years after the issuance of the final subdivision or site plan; or,
- b. Adequate school facilities are available in an adjacent concurrency service area and the impacts of development can be shifted to that area; or,
- c. The developer executes a legally binding commitment to provide mitigation proportionate to the demand for public school facilities to be created by the actual development of the property subject to the final subdivision or site plan (or functional equivalent) as provided in the Interlocal Agreement.

In evaluating a subdivision plat or site plan for concurrency, any relevant programmed improvements in the current year and years 2 or 3 of the 5-year schedule of improvements shall be considered available capacity for the project and factored into the level of service.

Deleted: 5

Formatted: Strikethrough

Public School Facilities Element

Goal 12.1 • Coordinate and maintain a high quality education system.

Public Purpose: To collaborate and coordinate with the School Board of Santa Rosa County (School Board) to ensure the availability of high quality public school facilities which meet the needs of Santa Rosa County's existing and future population.

Objective 12.1.H • Implement School Concurrency

Manage the timing of residential subdivision approvals, site plans or their functional equivalent to ensure adequate school capacity is available consistent with adopted level of service standards for public school concurrency for each year of the 5-year and long term planning periods.

Policy 12.1.H.1 (continued)

analysis. Any relevant programmed improvements in years 4 or 5 of the 5-year schedule of improvements shall not be considered available capacity for the project unless funding for the improvement is assured through School Board funding to accelerate the project, through proportionate share mitigation, or some other means of assuring adequate capacity will be available within 3 years. Relocatable classrooms may provide temporary capacity while funded schools or school expansions are being constructed.

Deleted: 5

7. Subdivision and Site Plan: In the event that the School Board comments that there is not sufficient capacity in the affected concurrency service are to address the impacts of a proposed development, the following shall apply. Either (i) the site plan or final subdivision must provide capacity enhancement sufficient to meet its impacts through proportionate share mitigation; or (ii) the site plan or final subdivision must be delayed to a date when capacity enhancement and level of service can be assured. The amount of mitigation required shall be determined by the Department of Education's most current cost per student station applicable to Santa Rosa County.

Policy 12.1.H.2 • Options for providing proportionate share mitigation for any approval of additional residential dwelling units that triggers a failure of level of service

Public School Facilities Element

Goal 12.1 • Coordinate and maintain a high quality education system.

Public Purpose: To collaborate and coordinate with the School Board of Santa Rosa County (School Board) to ensure the availability of high quality public school facilities which meet the needs of Santa Rosa County's existing and future population.

Objective 12.1.H • Implement School Concurrency

Manage the timing of residential subdivision approvals, site plans or their functional equivalent to ensure adequate school capacity is available consistent with adopted level of service standards for public school concurrency for each year of the 5-year and long term planning periods.

Policy 12.1.H.2 (continued)

for public school capacity shall include the following:

1. Contribution of, or payment for, acquisition of new or expanded school sites; ~~or~~

2. Construction or expansion of permanent school facilities; within the same concurrency service area or an adjacent concurrency service area; and,

4. Educational Facility Benefit Districts.

Mitigation shall be directed to projects on the School Board's Five-Year Capital Facilities Plan that the School Board agrees will satisfy the demand created by that development approval, and shall be assured by a legally binding development agreement between the School Board, the County, and the applicant executed prior to the issuance of the final subdivision, site plan or functional equivalent. If the school agrees to the mitigation, the school board must commit in the agreement to placing the improvement required for mitigation on its Five-Year Capital Facilities Plan. This development agreement shall include the landowner's commitment to continuing renewal of the development agreement upon its expiration.

Policy 12.1.H.3 • Proportionate share mitigation will be calculated by multiplying the number of additional student stations

Deleted: ¶

Public School Facilities Element

Goal 12.1 • Coordinate and maintain a high quality education system.

Public Purpose: To collaborate and coordinate with the School Board of Santa Rosa County (School Board) to ensure the availability of high quality public school facilities which meet the needs of Santa Rosa County's existing and future population.

Objective 12.1.H • Implement School Concurrency

Manage the timing of residential subdivision approvals, site plans or their functional equivalent to ensure adequate school capacity is available consistent with adopted level of service standards for public school concurrency for each year of the 5-year and long term planning periods.

Objective 12.1.I • Monitoring and Evaluation

Santa Rosa County shall strive to continually monitor and evaluate the Public Schools Facilities Element in order to assure the best practices of the joint planning processes and procedures for coordination of planning and decision-making.

Policy 12.1.H.3 (continued)

projected to be generated by the proposed development by the average cost per student station.

Policy 12.1.JI.1 • Santa Rosa County and the Santa Rosa County School Board will coordinate during updates or amendments to the Santa Rosa County Comprehensive Plan and updates or amendments for long-range plans for School Board Facilities.

Future Conditions Maps

Map 12-1 Schools, Ancillary Facilities and School Concurrency Service Areas (CSA's)

Map 12-2 CSA 1: 5-Year District Facilities Work Program

Map 12-3 CSA 2: 5-Year District Facilities Work Program

Public School Facilities Element

Goal 12.1 • Coordinate and maintain a high quality education system.

Public Purpose: To collaborate and coordinate with the School Board of Santa Rosa County (School Board) to ensure the availability of high quality public school facilities which meet the needs of Santa Rosa County's existing and future population.

Future Conditions Maps (continued)

Map 12-4 CSA 3: 5-Year District Facilities Work Program

Map 12-5 Generalized Long Range (20-Year) District Facilities Work Program

SANTA ROSA COUNTY FINAL DRAFT PUBLIC SCHOOL FACILITIES ELEMENT DATA & ANALYSIS

Introduction

Santa Rosa County is situated in Florida's panhandle bordering the Gulf of Mexico and encompassing a total land area of 1,174 square miles. According to the April 1, 2006 population estimate by the University of Florida's Bureau of Economic and Business Research (BEBR), a total of 141,428 persons live in Santa Rosa County (refer to Table 1). There are three incorporated municipalities within Santa Rosa County – the Cities of Milton and Gulf Breeze, and the Town of Jay.

The primary purpose of this analysis is to (1) describe the historical and current relationship between population, housing and school enrollment and (2) provide a framework for projecting the demands of projected growth on school capacity.

The planning sectors boundaries illustrated by Map 1 are defined by Santa Rosa County for planning and data management purposes. These sectors generally align with the County's Traffic Analysis Zones.

Population and Housing

Population Characteristics

The population of Santa Rosa County has grown by 85,440 persons between 1980 and 2006, with a steady growth rate over the past three decades (Table 1). Most growth has occurred in the unincorporated areas surrounding the City of Milton and along US 98 in southern Santa Rosa County. Unless significant annexation occurs, much of the county's future growth can be expected in these same areas.

Table 1: Santa Rosa County Population Growth 1950 to 2006

Year	Santa Rosa County Total Population	10 Year* Increase	Average Annual Growth	Unincorporated Santa Rosa County	10 Year* Increase	Unincorporated as % of Total
1950	18,554	-	-	-	-	-
1960	29,547	10,993	5.9%	-	-	-
1970	37,741	8,194	2.8%	27,545	-	73.0%
1980	55,988	18,247	4.8%	42,671	5.49%	76.2%
1990	81,608	25,620	4.6%	68,196	5.98%	83.6%
2000	117,743	36,135	4.4%	104,454	5.32%	88.7%
2006	141,428	23,685	3.4%	127,411	3.66%	90.1%

Source: US Bureau of the Census, 2006 Estimate, Florida Estimates of Population, Bureau of Economic & Business Research, University of Florida

* Last row contains 6 year increase from 2000 to 2006

Map 1 : Santa Rosa County Planning Sectors



As shown in Table 2, the Cities of Milton and Gulf Breeze have shown modest growth in recent decades. The Town of Jay's population has decreased by 112 persons since 1990.

With a median age of 37.7 years (2000), the age of Santa Rosa County's population is close to the state and national average ages. The Florida median age is 38.7 years and the national median age is 35.3 years. The percentage of persons under age 18 in Santa Rosa County is 36.7%, compared to 22.8% for the State and 25.7% nationally.

Table 2: Santa Rosa County Population Characteristics by Municipality

Year	Milton	Gulf Breeze	Jay	Unincorporated County
1990	7,216	5,530	666	68,196
2000	7,045	5,665	579	104,454
2006*	7,689	5,774	554	127,411
2000 Population Characteristics				
Median Age	34.0	45.3	40.1	37.7
% Under 18	27.3%	22.3%	24.5%	26.7%
% Over 65	16.8%	20.8%	16.2%	10.1%

Source: US Bureau of the Census, *2006 Estimate, Florida Estimates of Population, Bureau of Economic & Business Research, University of Florida.

School Age Population

As shown in Table 3, Santa Rosa County's school age population (5-17) was 23,569 in 2000. This represented 20.0% of the total 2000 population compared to 16.9% for the State. This percentage is forecast to decline to 16.3% by 2030 due to decreasing family size and aging of the population.

Table 3: Santa Rosa County School Age & Total Population, 2000-2030

Year	School Age Population (Ages 5-17)	Numerical Change	Avg Annual Percent Change	Total Population	Numerical Change	Avg. Annual Percent Change	School Age Population (% of Total)
2000	23,569	-	-	117,743	-	-	20.0%
2005*	26,069	2,500	2.1%	136,443	18,700	3.2%	19.1%
2010**	27,915	1,846	1.4%	158,632	22,189	3.3%	17.6%
2015**	30,347	2,132	1.5%	177,529	18,897	2.4%	16.9%
2020**	32,660	2,613	1.7%	195,147	17,618	2.0%	16.7%
2025**	34,997	2,337	1.4%	211,227	16,080	1.6%	16.6%
2030**	36,796	1,799	1.0%	226,412	15,185	1.4%	16.3%

Source: Bureau of Economic & Business Research Population Studies, University of Florida, 2006.

* Estimate

** Projection

Housing Characteristics

As shown in Table 4, there were 49,119 housing units in Santa Rosa County in 2000. Of this total, 89.2% were occupied and 10.8% were vacant. Approximately 18.3% were seasonal units and the average household size was 2.63 persons. (US Census 2000)

Table 4: Santa Rosa County 2000 Housing Characteristics

Housing Characteristic	Gulf Breeze	Milton	Jay	Unincorporated County	Total County
Housing Units	2,553	3,151	278	43,137	49,199
Occupied Housing Units	2,377	2,674	230	38,512	43,793
% Occupied	93.1%	84.9%	82.7%	89.3%	89.2%
Vacant Housing Units	176	477	48	4,625	5,326
% Vacant	6.9%	15.1%	17.3%	10.7%	10.8%
% Seasonal	18.8%	4.4%	6.3%	19.8%	18.3%
Average Household Size (Occupied units)	2.36	2.51	2.43	2.71	2.63

Source: US Bureau of the Census, 2000.

Santa Rosa County is divided into three Planning Sectors – North, Central and South. Population and housing characteristics can be broken down by these three sectors using data from the Florida-Alabama Transportation Planning Organization (TPO). The TPO's 2025 Long Range Transportation Plan provides housing and population data by Traffic Analysis Zone (TAZ) for base year 2002 and forecast year 2025. The Plan (August 2005) used 2000 Census data, building permits and school data to develop 2002 base year data, and used ULAM (Urban Land Use Allocation Model) to forecast population and housing data for year 2025 by TAZ.

The County's TAZs generally align with the planning sectors. The values in Table 5 below are approximate 2002 population and housing unit figures within the three planning sectors as determined by the Long Range Transportation Plan.

Table 5: Santa Rosa County 2002 Housing Characteristics

Planning Sector	North	Central	South
Population	14,369	63,119	49,763
Dwelling Units	6,091	25,875	21,152
Population per Household (pph)	2.36	2.44	2.35

Source: Florida-Alabama 2025 Long Range Transportation Plan, Florida-Alabama TPO, August 2005

Growth and Development Trends

The Santa Rosa County School District's Annual Growth and Trends Report from 2006 indicates that the majority of residential building permits are being issued in Pace (18% of all permits) and Holley-Navarre (23%). Almost 50% of all permits are issued along the US 90 corridor, compared to 35% issued along the Highway 98 corridor. Although future year-by-year development patterns are unknown, future growth is expected to continue in these general areas.

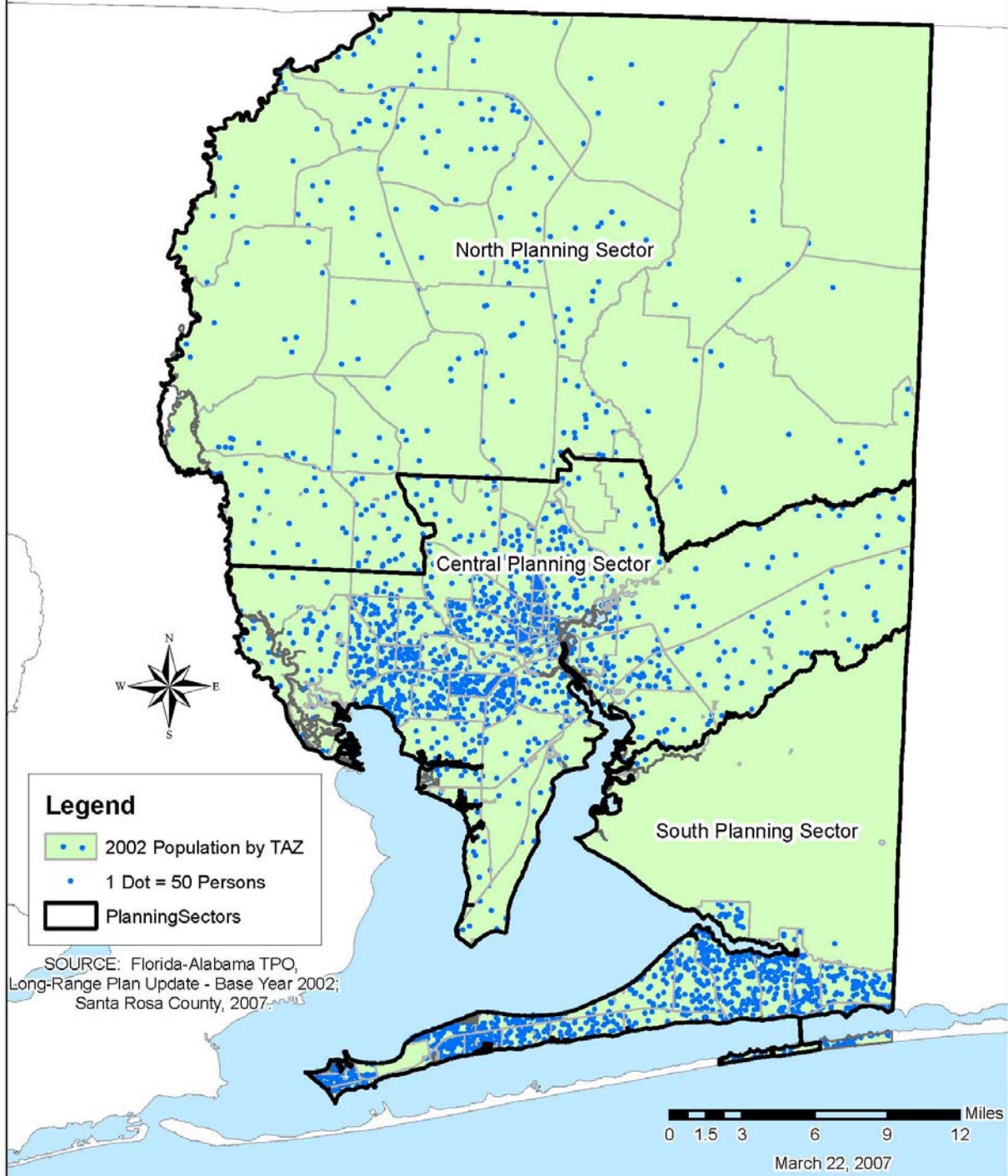
The total county population is expected to be 158,632 by the end of the School District's 5-year planning period (2010-11). Approximately 17.6% (or 27,915) of this population is projected to be school-aged. By 2025, the school age population is projected to be 34,997, or 16.6%, of the total county population (211,227). (Table 3)

Maps 2 and 3 show the distribution of the County's population by TAZ from the Long Range Transportation Plan's base year 2002 and forecast year 2025. Map 2 illustrates the 2002 concentration of population in the center of the County near the City of Milton, along US 90, and along US 98. Map 3 demonstrates that through year 2025, population growth is expected to continue in these same general areas.

Santa Rosa County Population 2002

Dot Density by Traffic Analysis Zone (TAZ)

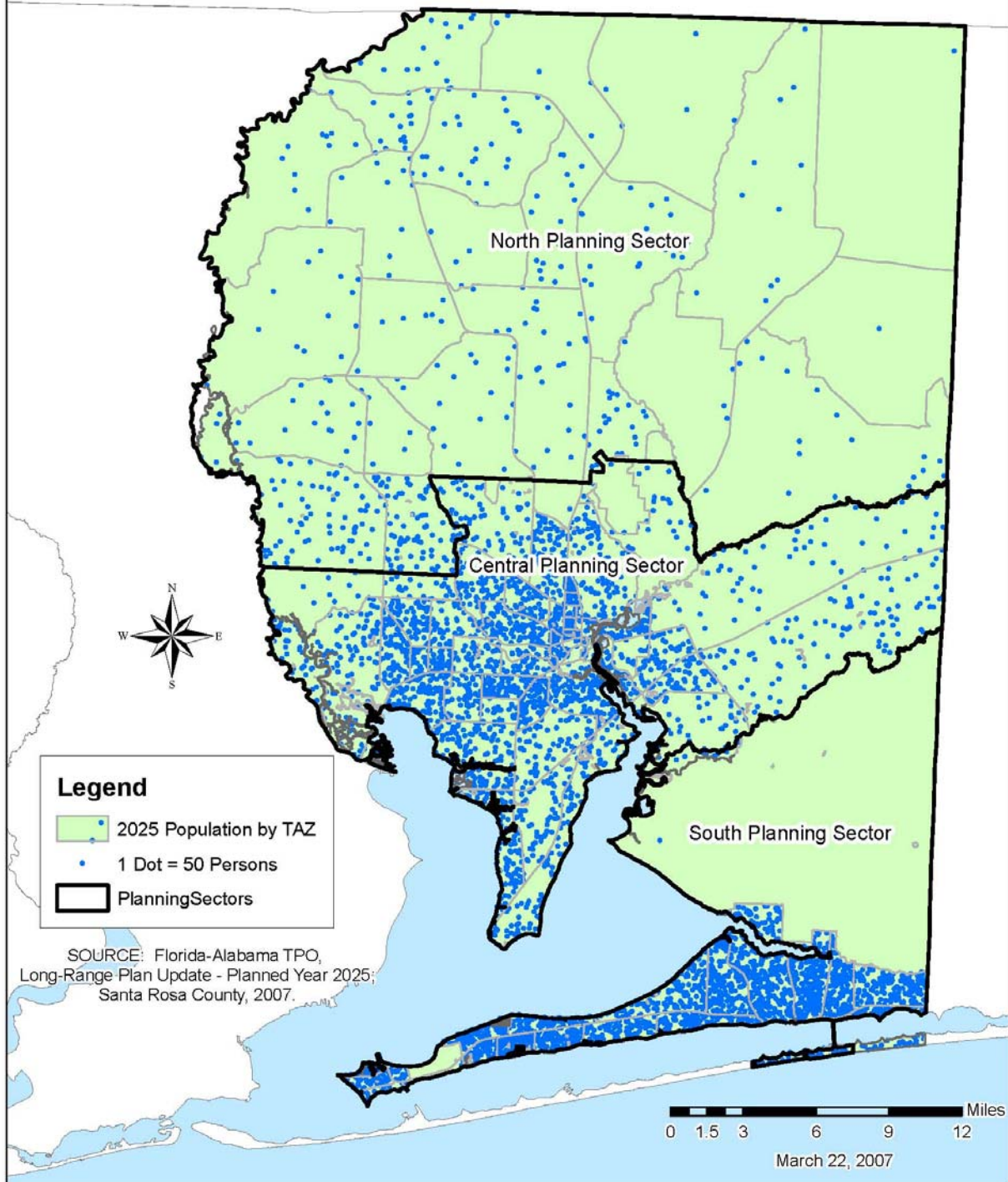
MAP 2



Santa Rosa County Population 2025

Dot Density by Traffic Analysis Zone (TAZ)

MAP 3



Schools

Santa Rosa County's public school system has expanded over time to meet the needs of the growing population. A profile of the school system is provided in this section.

Historic Overview

The growth of the public school system is reflected in Table 6. As shown in the table, approximately 36.3% of the physical plant was constructed in the last 10 years and 22.9% was constructed in the last 20 years. Only 8.2% of the physical plant is over 50 years old.

Current State of Public Schools

As of June 2006, the Florida Department of Education records indicated that the overall capacity of Santa Rosa County schools is 29,323 student stations (Table 6). Approximately 72.8% of this capacity is housed in permanent structures with the remaining 27.2% provided by relocatables. The District maintains approximately 5,177,801 square feet of schools facilities with 1,422,860 square feet used for instructional purposes.

Table 6: Santa Rosa School District – Florida Inventory of School Houses (FISH) Data

PHYSICAL PLANT	
School	33
Permanent Buildings	319
Relocatable Buildings	119
Permanent Stations	28,492
Relocatable Stations	2,091
Total Stations	30,583
CAPACITY	28,780
Permanent Classrooms	1,349
Relocatable Classrooms	108
Total Classrooms	1,457
TOTAL NET SQ FT	
Permanent Net Sq Ft	3,543,488
Relocatable Net Sq Ft	108,098
Instructional Net Sq Ft	1,422,860
AGE of Physical Plant	
% Sq Ft 1 – 10 Years Old	24.4
% Sq Ft 11-20 Years Old	23.7
% Sq Ft 21 – 30 Years Old	12.7
% Sq Ft 31 – 40 Years Old	18.7
% Sq Ft 41 – 50 Years Old	8.4
% Sq Ft Over 50 Years Old	12.2

Source: Florida Department of Education, Office of Educational Facilities, June 2007.

The public schools provided by Santa Rosa County are listed in Table 7 along with their 2005-06 enrollment and capacity statistics. Additional detail on the current state of District schools can be found in the School District's 5-Year Facility Survey, available online at www.santarosa.k12.fl.us/admin.

Table 7: 2007 Inventory of Santa Rosa County Public Schools

School Name	Total FISH Capacity	Relocatables Capacity	Permanent FISH Capacity	2007/08 Enrollment	Total FISH Capacity LOS (%)	Permanent FISH Capacity LOS (%)
North Planning Sector						
Central Junior/Senior High	616	0	616	286	46%	46%
Jay Junior/Senior High	686	0	686	477	70%	70%
<i>Sector Junior/Senior High Total</i>	1302	0	1302	763	59%	59%
Chumuckla Elementary	326	18	308	275	84%	89%
Jay Elementary	902	72	830	561	62%	68%
Munson Elementary	192	0	192	126	66%	66%
<i>Sector Elementary Total</i>	1420	90	1330	962	68%	72%
Sector Total	2722	90	2632	1725	63%	66%
Central Planning Sector						
Milton High	1984	75	1909	1920	97%	101%
Pace High	2311	0	2311	1879	81%	81%
<i>Sector High School Totals</i>	4295	75	4220	3799	88%	90%
Avalon Middle	893	88	805	757	85%	94%
Hobbs Middle	915	0	915	729	80%	80%
King Middle	780	22	758	588	75%	78%
Sims Middle	1029	66	963	870	85%	90%
<i>Sector Middle School Totals</i>	3617	176	3441	2944	81%	86%
Bagdad Elementary	619	0	619	365	59%	59%
Bennett C. Russell Elementary	871	0	871	692	79%	79%
Berryhill Elementary	885	144	741	882	100%	119%
Dixon Intermediate	836	54	782	736	88%	94%
Dixon Primary	1121	144	977	681	61%	70%
East Milton Elementary	1072	72	1000	797	74%	80%
Pea Ridge Elementary	1014	234	780	860	85%	110%
Rhodes Elementary	1092	138	954	869	80%	91%
<i>Sector Elementary School Totals</i>	7510	786	6724	5882	78%	87%
Berryhill Administrative Complex	0	0	0	0	0%	0%
Jackson Pre-K Center	461	144	317	269	58%	85%
Locklin Technical Center	422	65	357	225	53%	63%
<i>Sector Special Facilities Totals</i>	883	209	674	494	56%	73%
Sector Total	16305	1246	15059	13119	80%	87%

Table 7 (continued): 2007 Inventory of Santa Rosa County Public Schools

School Name	Total FISH Capacity	Relocatables Capacity	Permanent FISH Capacity	2007/08 Enrollment	Total FISH Capacity LOS (%)	Permanent FISH Capacity LOS (%)
South Planning Sector						
Gulf Breeze High	1681	100	1581	1575	94%	100%
Navarre High	2150	325	1825	1896	88%	104%
<i>Sector High School Totals</i>	3831	425	3406	3471	91%	102%
Gulf Breeze Middle	1007	0	1007	820	81%	81%
Holley-Navarre Middle	862	44	818	722	84%	88%
Woodlawn Beach Middle	1009	88	921	935	93%	102%
<i>Sector Middle School Totals</i>	2878	132	2746	2477	86%	90%
Gulf Breeze Elementary	877	18	859	732	83%	85%
Oriole Beach Elementary	846	0	846	793	94%	94%
Holley-Navarre Primary	802	0	802	740	92%	92%
West Navarre Primary	892	18	874	791	89%	91%
Holley-Navarre Intermediate	655	0	655	717	109%	109%
West Navarre Intermediate	959	224	735	914	95%	124%
<i>Sector Elementary School Totals</i>	5031	260	4771	4687	93%	98%
South Sector Total	11740	817	10923	10635	91%	97%
District Total						
All Public Schools	30767	2153	28614	25479	83%	89%

Source: Santa Rosa County School District, 5-Year Facilities Work Program (paragraph 3), October 2007

Charter Schools

The Santa Rosa County School District charts one school to be operated by a private organization. Although charter schools are classified as public schools, charter school enrollment is not projected by the Florida Department of Education (DOE) as public school enrollment. The County's charter school is therefore not reflected in Table 7 as a public school.

Relocatables (Portables)

The School District addresses capacity deficiencies and other program needs at individual schools by the use of relocatables or portables. As shown by Table 8, in 2007 the School District used a total of 114 relocatables providing 2,179 student stations.

Table 8: 2006 Use of Relocatables

School	No. of Relocatables	Student Stations
North Planning Sector		
Jay Elementary	4	72
Central Planning Sector		
Bagdad Elementary	3	54
Berryhill Elementary	12	216
Dixon Primary	8	144
Dixon Intermediate	6	108
East Milton Elementary	3	54
Locklin Technical	5	65
Pea Ridge Elementary	12	216
Rhodes Elementary	10	192
Avalon Middle	4	88
Sims Middle	3	66
TR Jackson Elementary	8	144
Berryhill Admin. Complex	1	15
South Planning Sector		
Gulf Breeze Elementary	1	18
Gulf Breeze High	4	100
Holley-Navarre Middle	2	44
Navarre High	9	225
West Navarre Intermediate	14	260
West Navarre Primary	3	54
Woodlawn Beach Middle	2	44
Total	114	2,179

Source: Santa Rosa County School District, 5-Year Facilities Work Program (paragraph 6), October 2006

Ancillary Facilities

Ancillary facilities provide general support for the operation of the School District as a whole. An inventory of these facilities is provided in Table 9.

Table 9: Ancillary Facilities Inventory

Facility	Square Feet
Superintendent's Office	22,807
Administrative Services Support	63,137
Berryhill Administrative Complex	25,520
Total Inventory	111,464

Source: Santa Rosa County School District; Henderson, Young & Company, December 2006

Supporting Public Facilities

Santa Rosa County and its municipalities currently have adequate water, sewer, stormwater and road capacity to support existing schools. As outlined in the Interlocal Agreement for School Facility Planning, when new schools or significant renovations are proposed, the School Board and affected local governments jointly determine the need for and timing of on and off-site improvements needed to support the project.

The School District is currently partnered with Laidlaw Education Systems, Inc. for bussing. The system currently runs 244 bus routes throughout the County which adequately serve the student population.

Evacuation Shelter Use

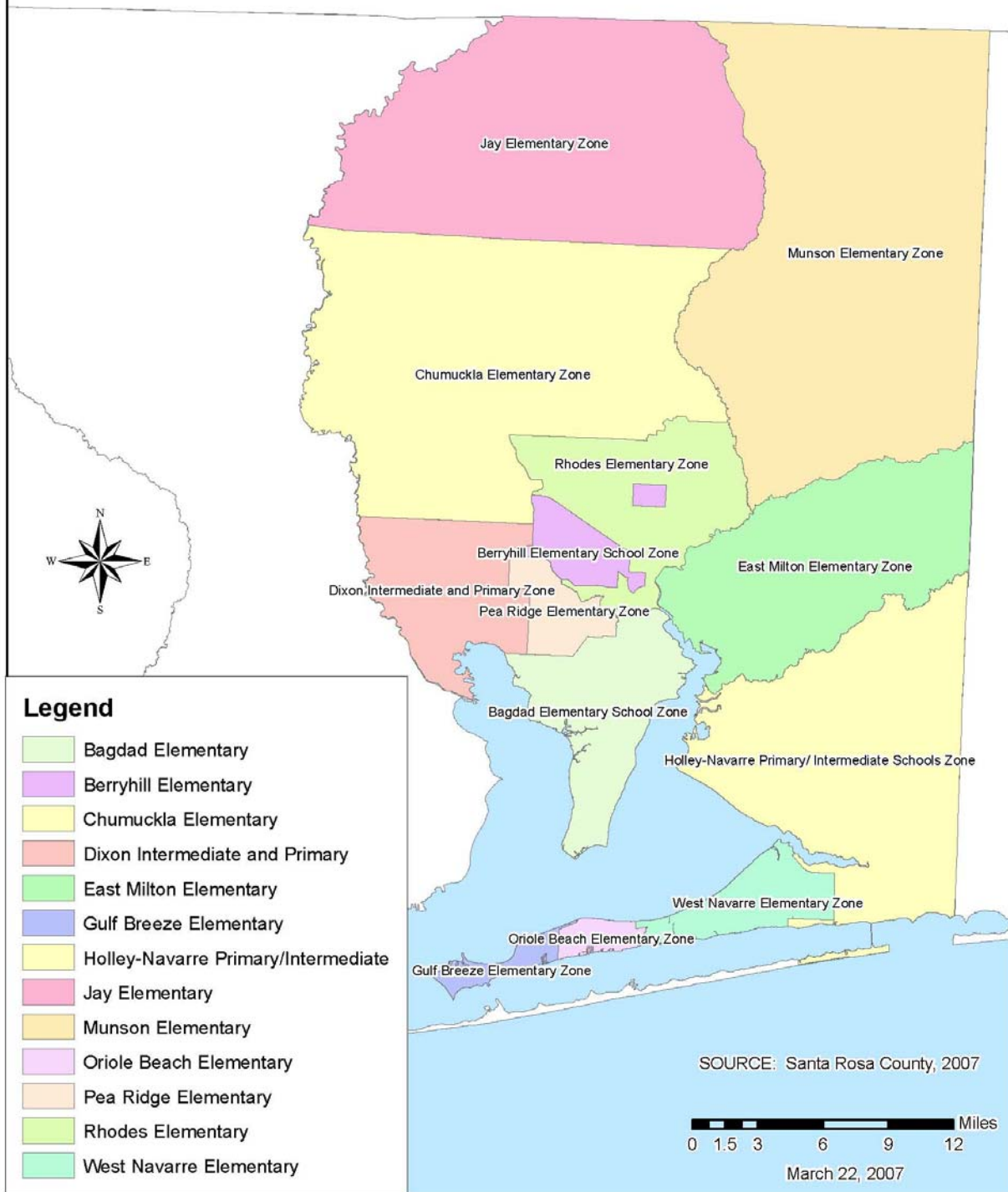
Three schools in the Santa Rosa County School District are designated Primary American Red Cross Shelters, and are individually opened as needed. These schools are Avalon Middle, Sims Middle and Dixon Intermediate. Sims Middle School is a designated Special Needs Evacuation Center.

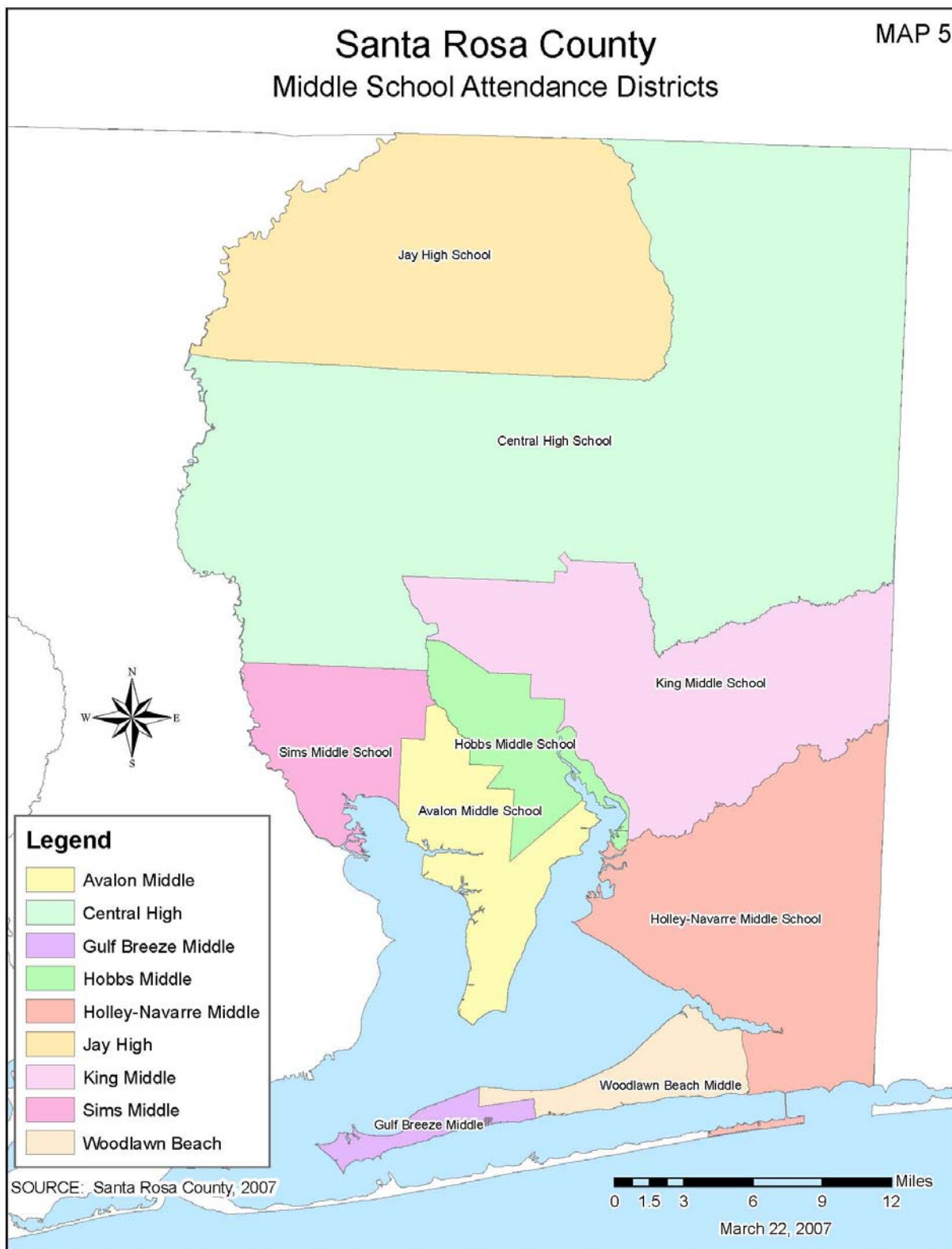
Attendance Districts

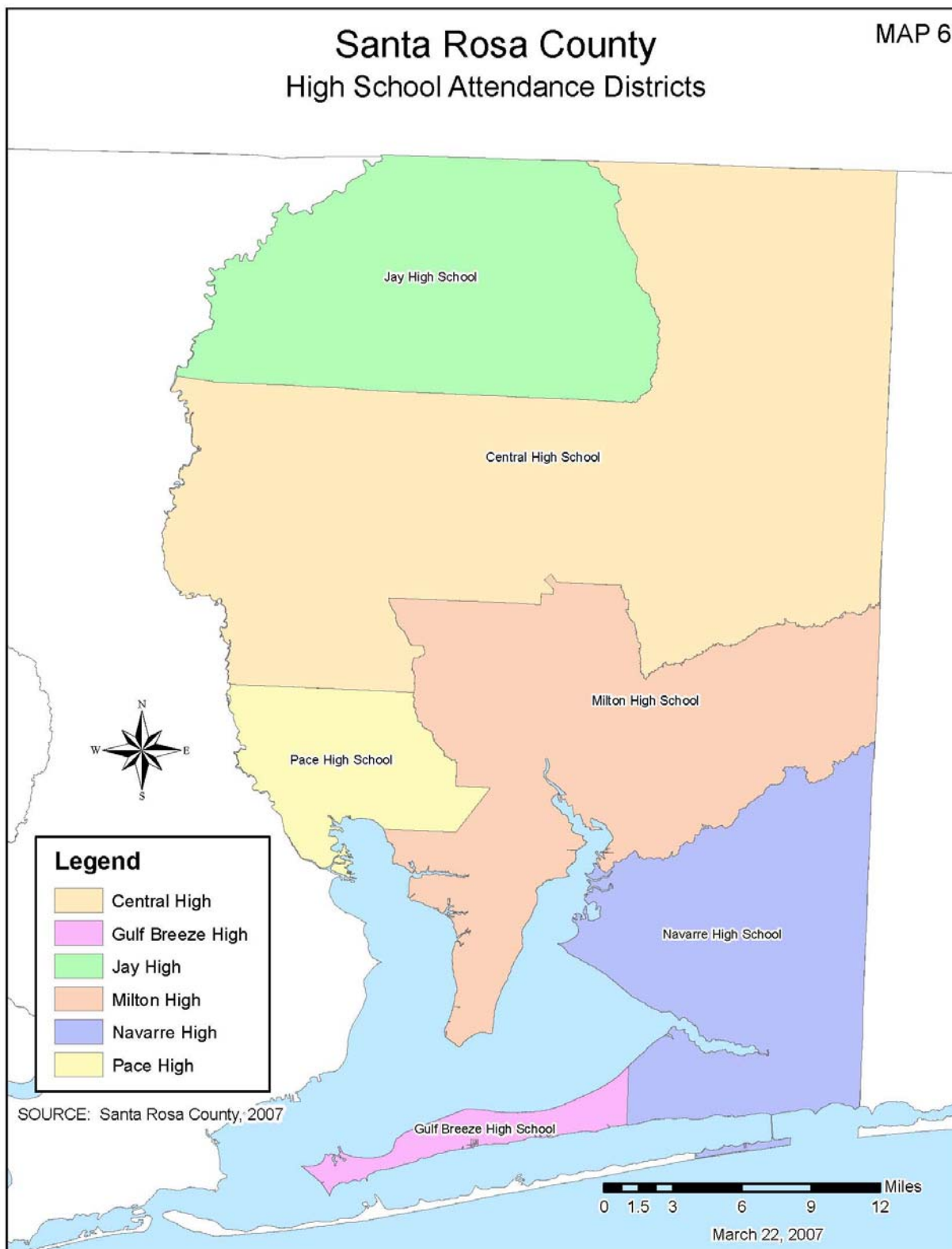
The Santa Rosa County School District utilizes attendance districts to assign students to schools. Elementary, Middle and High School Attendance Districts are illustrated on Maps 4, 5 and 6 respectively.

Santa Rosa County Elementary School Attendance Districts

MAP 4







School Siting and Collocation

Collocation and shared use of facilities are important to both the School Board and local governments. The School Board looks for opportunities to collocate and share use of school and civic facilities when preparing the District Educational Facilities Plan. Likewise, collocation and shared use opportunities are considered by the local governments when preparing the annual update to their comprehensive plan's schedule of capital improvements, and when planning and designing new, or renovating existing community facilities, including libraries, parks, recreation facilities, community centers, auditoriums, learning centers, museums, performing arts centers and stadiums.

Santa Rosa County and the municipalities of Milton, Gulf Breeze and Jay all maintain goals, objectives and/or policies related to school siting and collocation of schools with other public facilities. The following policies are found within the County's Comprehensive Plan:

Future Land Use Element of this Comprehensive Plan:

Policy 3.2.A.1 • When possible, encourage the location of parks, recreation and community facilities in new and existing communities in conjunction with school sites.

Policy 3.2.A.2 • Enhance community/neighborhood design through effective public school facility design and siting standards.

Policy 3.2.A.3 • Work with the Santa Rosa County School Board and charter school sponsors to identify new school sites that would be in locations to provide logical focal points for community activities and serve as the cornerstone for innovative community design standards.

Policy 3.2.A.4 • Provide school sites and facilities through planned neighborhoods, unless precluded by existing development patterns.

Policy 3.2.A.5 • Support and encourage the location of new elementary and middle schools, unless otherwise required, as components of residential neighborhoods.

Recreation and Open Space Element of this Comprehensive Plan:

Policy 9.1.B.2 • The County shall continue its cooperative efforts with the Cities of Gulf Breeze, Milton and Jay as well as with other communities within the County and with the private sector and non-project organizations (i.e., YMCA, Little League, etc.) and the Santa Rosa County School Board in the provision of recreational facilities and open space areas.

The following policies are found within the City of Milton's Comprehensive Plan:

Future Land Use Element of this Comprehensive Plan:

Policy 1.8.4 • Public and private schools are considered allowable uses within the Public/Education, Commercial, Rural-Urban and Multiple Family Residential land use categories.

Policy 1.8.5 • The City will coordinate with the Santa Rosa County School Board to encourage the location of schools proximate to residential and mixed use areas to the extent possible and shall seek to co-locate public facilities, such as parks, libraries, and community centers, with schools to the extent possible.

Capital Improvements Element of this Comprehensive Plan:

Objective 1.1 • The City of Milton shall coordinate the preparation and implementation of its Comprehensive Plan with the plans of Santa Rosa County, Santa Rosa County School Board, and other units of local government providing services in the City of Milton, but not having regulatory authority over the use of land by implementing Policies 1.1.1 through 1.1.5.

The School District maintains an ongoing dialogue with the Santa Rosa County Commission and the Planning & Zoning Department regarding current and future opportunities for collocation of schools and public facilities. There is current discussion between the School District and the YMCA-Pace to construct a center south of the stadium near the new library that would provide for additional gym space and a pool. A similar arrangement has been made with YMCA-Navarre.

All schools within the School District serve as community focal points, either through location or shared use activities. The School District has long-range plans to purchase and bank school sites to accommodate future growth. The County and School District will continue to promote schools serving as focal points when considering these new school sites and future shared use opportunities.

Enrollment and Capacity

The evaluation of the present and future relationship of enrollment and school capacity is fundamental to effective school facilities planning and evaluation of level of service standards. The School District's 5-Year Facilities Work Program and the DOE's annual Capital Outlay Full Time Equivalent (COFTE) projections provide the foundation for this assessment.

Historic & Projected Enrollment

Current COFTE projections prepared by the DOE and extending through year 2010-11 are shown in Table 10. The COFTE projections include public school students only. These projections do not include students receiving their education in private schools, by home schooling or in charter schools. In year 2005-06, the public school enrollment (24,027) represented approximately 92% of the school age population (26,069).

Note that the 2005-06 COFTE enrollment figure differs from the School District's 2005-06 in Table 7. Counts were taken during different times and student count fluctuates daily. The COFTE enrollment below also does not include pre-K enrollment. For comparison, the School District's 5-Year enrollment projection is shown in Table 10.

Table 10: Santa Rosa County Public Student Enrollment, Historic & Projected

School Year	K-12 Enrollment	Students Added	Percent Increase	Elementary	Middle	High
2002-03*	22,609	-	-	9,978	5,744	6,887
2003-04*	23,356	747	3.3%	10,245	5,967	7,144
2004-05*	23,917	561	2.4%	10,503	6,089	7,325
2005-06*	24,027	110	0.5%	10,701	6,004	7,322
2006-07**	24,488	461	1.9%	11,013	6,018	7,457
2007-08**	24,996	508	2.1%	11,408	6,072	7,516
2008-09**	25,424	428	1.7%	11,771	6,193	7,460
2009-10**	26,039	615	2.4%	12,111	6,393	7,535
2010-11**	26,648	609	2.3%	12,475	6,608	7,565
2011-12***	25,749	-899	-4.2%	8,521	10,136	7,092

Source: Florida Department of Education, 2006 Capital Outlay full Time Equivalent (COFTE) Forecast, July 2006

* Actual

** Projected

***Categories are Elementary (PK-3), Middle (4-8) and High (9-12). School District provided above figures. Used percentage breakdown of 2010-11 for projections and results are K-5 – 12,216, 6-8 – 6,199, and 9-12 - 7,092.

As a general observation, COFTE enrollment projections and BEBR school age population projections for Florida and for Florida counties tend to diverge near the end of the 10-year projection period. This divergence may be in part explained by methodology. The COFTE projections are based on cohort-survival and presume that the last five years will predict the ensuing ten years. In contrast, BEBR projections consistently predict that the proportion of school age children will decline.

It is recommended that both projections be considered and compared for forecasting purposes. The COFTE cohort-survival approach is considered to be more reliable for short term, i.e. 5 years, while the BEBR methodology may be the more reliable long-term method. The levels of service and school needs projected for Santa Rosa County in the first five years of this study are based on COFTE projections published in July 2006 (Table 10). Levels of service and school needs for the long range (20-year) planning timeframe are based on BEBR's school age population projections (Table 3).

Table 11 takes the 2005-06 COFTE enrollment to BEBR school age population ratio (0.922) and applies it to the 2025-26 projected school aged population (34,997). Assuming 92.2% of the school-aged population is enrolled in public schools, approximately 32,267 students will be enrolled in 2025-26. Current (2005-06) school-type breakdowns are applied to the 2025-26

projection to obtain 2025-26 enrollment by school type. The individual school enrollment is based on the percentage of enrollment in the planning sector and school type.

Table 11: 5-Year Enrollment Projections by Facility by Year and 2025-26 Projected Enrollment by School Type

School Name	Projected Enrollment					2007-08 Percentage of Total by School Type	2025-26 Projected Enrollment (BEBR based)
	2007-08 (Actual)	2008-09	2009-10	2010-11	2011-12 ⁽¹⁾		
North Planning Sector							
Elementary Schools							
Chumuckla	275	289	303	317	331		341
Jay	561	568	575	582	589		727
Munson	126	126	126	126	126		126
Elementary Schools sub-total	962	983	1,004	1,025	1,046	8.34%	1,194
Junior/High Schools							
Central	286	300	313	327	340		378
Jay	477	484	491	498	505		634
Junior/High Schools sub-total	763	784	804	825	845	5.67%	1,012
Area Total	1,725	1,767	1,808	1,850	1,891	6.77%	2,206
Central Planning Sector							
Elementary Schools							
Bagdad	365	416	468	519	570		656
Bennett C. Russell	692	730	769	807	845		973
Berryhill	882	884	886	887	889		1,024
Dixon Intermediate	736	739	742	745	748		861
Dixon Primary	681	734	787	839	892		1,027
East Milton	797	822	846	871	895		1,031
Pea Ridge	860	880	900	920	940		1,082
Rhodes	869	856	844	831	818		942
Elementary Schools sub-total	5,882	6,061	6,240	6,418	6,597	51.01%	7,596
Middle Schools							
Avalon	757	793	829	864	900		1,139
Hobbs	729	734	740	745	750		913
King	588	624	659	695	730		814
Sims	870	891	911	932	952		1,211
Middle Schools sub-total	2,944	3,041	3,138	3,235	3,332	54.31%	4,077
High Schools							
Milton	1,920	1,863	1,806	1,748	1,691		2,246
Pace	1,879	1,864	1,849	1,834	1,819		2,397
High Schools sub-total	3,799	3,727	3,655	3,582	3,510	52.26%	4,643
Special Purpose Schools							
Jackson Pre-K Center	269	219	170	120	70		81
Locklin Technical Center	225	219	213	206	200		310
Berryhill Administrative Center	0	0	0	0	0		0
Special Purpose Schools sub-total	494	438	382	326	270	100.00%	391
Area Total	13,119	13,267	13,414	13,562	13,709	51.49%	16,707

**Table 11 (Continued): 5-Year Enrollment Projections by Facility by Year
and 2025-26 Projected enrollment by School Type**

School Name	Projected Enrollment					2007-08 Percentage of Total by School Type	2025-26 Projected Enrollment (BEBR based)
	2007-08 (Actual)	2008-09	2009-10	2010-11	2011-12(1)		
South Planning Sector							
Elementary Schools							
Gulf Breeze	732	777	822	866	911		1,021
Oriole Beach	793	806	820	833	846		948
Holley-Navarre Primary	740	780	820	860	900		1,008
West Navarre Primary	791	828	866	903	940		1,053
Holley-Navarre Intermediate	717	729	741	753	765		857
West Navarre Intermediate	914	890	866	842	818		916
Elementary Schools sub-total	4,687	4,810	4,934	5,057	5,180	40.65%	5,803
Middle Schools							
Gulf Breeze	820	855	891	926	961		1,201
Holley-Navarre	722	758	794	830	866		1,024
Woodlawn Beach	935	939	944	948	952		1,175
Middle Schools sub-total	2,477	2,553	2,628	2,704	2,779	45.69%	3,400
High Schools							
Gulf Breeze	1,575	1,564	1,553	1,541	1,530		1,956
Navarre	1,896	1,872	1,848	1,824	1,800		2,195
High School sub-total	3,471	3,436	3,401	3,365	3,330	47.74%	4,151
Area Total	10,635	10,799	10,962	11,126	11,289	41.74%	13,354
Total by Type of School							
Elementary School	11,531	11,854	12,177	12,500	12,823	45.26%	14,593
Middle School	5,421	5,594	5,766	5,939	6,111	21.28%	7,477
Junior/Senior High School	763	784	804	825	845	2.99%	1,012
High School	7,270	7,163	7,055	6,948	6,840	28.53%	8,794
Special Purpose Schools	494	438	382	326	270	1.94%	391
District Total	25,479	25,832	26,184	26,537	26,889	100.00%	32,267

Source: Santa Rosa County School District, 5-Year Facilities Work Plan (paragraph 3), October 2006. (Year-by-year projections are not included in the Work Program, but were broken down into equal yearly increments using the School District's actual 2005-06 and projected 2010-11 enrollments. *2025-26 School Age (5-17) BEBR projection is 34,997. The 2005-06 DOE enrollment to BEBR School Age ratio is 0.922. Assuming that 92.2% of the 2025-26 school aged population will enroll in public schools, projected 2025-26 enrollment is 32,167. While new schools are included in the long range plans, since a timeframe is not available they are not included in the enrollment projections.

Source: FDOE 2006 COFTE Forecast, July 2006, BEBR Population Studies, 2006, calculations by WFRPC, 2007.

Note (1): Figures are not corrected to Balanced Projected COFTE data in accordance with 2007-08 Work Plan.

Funding for Capital Improvements

Ultimately the ability of the Santa Rosa County School District to meet the capacity demands of the growing population depends upon the availability of funding for capital improvements and the effective application of these funds.

The best measure of cost for planning purposes is the “cost per student station.” All school districts track these costs and the Florida DOE maintains extensive records of school construction expenditures. These data provide the foundation for the School District’s Five-Year Facilities Work Program.

Table 12 provides an indication of the “cost per student station” changes anticipated during the upcoming five years.

Table 12: Projected Student Station Costs – tentative District Facilities Work Program

Project Description	Planned Cost (\$)	Student Stations	Gross Sq. Ft. (GSF)	GSF per Student Station	Cost Per Student Station (\$)
2007-08 Year					
Central Planning Sector					
Elementary Schools					
Berryhill – classroom additions	1,203,000	88	7,722	87.8	13,670
East Milton – Skills development laboratory addition	282,000	32	2,018	63.1	8,813
East Milton – Laboratory additions	305,000	132	9,750	74	2,311
Middle Schools					
Avalon – Classroom additions	1,683,000	168	10,892	64.8	10,018
King – Art classroom and Science Laboratory additions	1,250,000	40	4,200	105	31,250
High Schools					
Milton – Classroom additions	1,450,000	60	3,952	66	24,167
South Planning Sector					
Elementary Schools					
Gulf Breeze – Classroom additions	1,110,000	44	5,646	128	25,227
High Schools					
Navarre – Laboratory additions	2,374,619	200	12,245	61	11,873
2007-08 Year Total	9,657,619	764	56,425	73.9	12,641
2008-09 Year					
North Planning Sector					
Elementary Schools					
Chumuckla – Classroom Additions	940,000	61	6,039	99	15,410
Jay – Classroom and Laboratory additions	2,245,340	262	14,288	55	8,570
South Planning Sector					
Middle Schools					
Gulf Breeze – Vocational Lab Addition	209,863	12	1,310	109	17,489
Woodlawn Beach – Classroom and laboratory additions	1,500,000	88	6,44	78	17,045
High Schools					
Gulf Breeze	413,594	25	2,525	101	16,558
2008-09 Year Totals	5,308,797	448	31,006	69.2	11,850

**Table 12 (Cont'd):
Projected Student Station Costs – tentative District Facilities Work Program**

Project Description	Planned Cost (\$)	Student Stations	Gross Sq. Ft. (GSF)	GSF per Student Station	Cost Per Student Station (\$)
2009-10 Year					
Central Planning Sector					
Elementary Schools					
SS Dixon Intermediate – Classroom Additions	806,000	64	5,296	83	12,594
Middle Schools					
Sims – Classroom and laboratory additions	1,075,000	74	7,095	96	14,527
King	706,950	0	0	0	0
Hobbs	433,000	44	2,400	55	9,8418
2009-10 Year Totals	3,020,950	182	14,791	81	16,599
2010-11 Year					
South Planning Sector					
Middle Schools					
Holley-Navarre – Classroom additions	955,225	62	6,220	100	15,407
2010-11 Year Total	955,225	62	6,220	100	15,407
2011-12 Year					
North Planning Sector					
Junior/Senior High Schools					
Central – Science Lab Addition	292,000	25	1,525	61	11,680
Central Planning Sector					
Elementary Schools					
Berryhill – Classroom additions	581,000	20	3,730	187	29,050
Pea Ridge – Classroom and Laboratory additions	707,600	88	4,320	51	8,041
Bennett C. Russell – Classroom additions	1,343,000	160	8,624	54	8,390
Middle Schools					
Sims – Classroom additions	212,863	12	1,310	109	17,739
Special Purpose Schools					
Locklin Technical Center	1,419,000	250	9,000	36	5,676
South Planning Sector					
Elementary Schools					
Holley-Navarre Intermediate – Resource room additions	886,763	110	5,390	49	8,061
Holley-Navarre Primary – Classroom additions	882,000	90	5,660	63	9,800
West Navarre Intermediate – Classroom additions	897,304	83	5,797	70	10,811
West Navarre Primary – Classroom & laboratory additions	852,050	98	5,560	57	8,694
Middle Schools					
Gulf Breeze –Technology & Skills development laboratory and resource room Additions	944,000	44	5,808	132	21,455
Holley-Navarre – Classroom and Laboratory additions	562,000	66	3,478	53	8,515
Woodlawn Beach – Classroom additions	768,601	47	4,999	106	16,353
High Schools					
Gulf Breeze – Technology, work evaluation and vocational preparatory lab additions	1,007,000	25	6,330	253	40,280
2011-12 Year Total	11,355,181	1,093	65,201	60	10,389
5-Year Total	30,297,772	2,549	173,643	68	11,886

Source: Santa Rosa County School District, 2007-08 Work Plan , Capacity Projects Schedule section

As indicated in Table 12, the School District has identified approximately \$30.3 million in capacity enhancements for the next five years. All the projects listed in Table 12 are funded in the financially feasible 5-Year Work Plan. Table 13 shows the projected availability of funds from established sources.

Table 14 demonstrates the financial feasibility of the 5-Year Work Program. The Program is financially feasible when capital outlay revenue (\$81,582,805) is equal to or greater than funded project costs (\$81,582,805). As shown in the table, the Program is financially feasible for each the budgeted 2007-08 year, and each of the projected 2008-12 years, and for the 5-year total overall. If projects cannot be funded through capital outlay revenue, the School District may use Classrooms First funding, available in the amount of \$4,201,038 each year of the 5-year planning period.

According to the 5-Year Facilities Survey, the School District has no debt service obligations.

Estimated increases in operating expenditures resulting from funded projects were not available at the time of this Element's drafting, but will be incorporated in future revisions.

Table 13: Santa Rosa County School District – Estimated Capital Outlay Revenue and Expenses

	2007-08 Actual Budget	2008-09 Projected	2009-10 Projected	2010-11 Projected	2011-12 Projected	5-Year Total
Full Value – 2 Mil discretionary capital outlay	17,532,689	18,542,869	19,683,570	20,937,747	22,296,962	98,993,837
Value of 2 Mils ACTUALLY LEVIED	12,272,882	12,980,008	13,778,499	14,656,423	15,607,873	69,295,685
Less Maintenance Expenditures						
HVAC	25,000	29,278	37,243	41,758	42,160	175,439
Flooring	245,000	286,922	364,981	409,223	413,169	1,719,295
Roofing	10,500	12,297	15,642	17,538	17,707	73,684
Fencing	40,000	46,844	59,589	66,812	67,456	280,701
Electrical	35,000	40,989	52,140	58,460	59,024	245,613
Paint	35,000	40,989	52,140	58,460	59,024	245,613
Covered Walks, Sidewalks, Bus Ramps	10,000	11,711	14,897	16,703	16,864	70,175
Cabinets	45,000	52,700	67,037	75,163	75,888	315,788
Drainage	50,000	58,555	74,486	83,515	84,320	350,876
Chalkboard Replacement	25,000	29,278	37,243	41,758	42,160	175,439
Misc. Maint. (doors, windows, walls, etc.	20,000	23,422	29,794	33,406	33,728	140,350
Maintenance Expenditures Totals	540,500	632,985	805,192	902,796	911,500	3,792,973
2 Mil Other Eligible Expenditures						
Minor Maintenance Repairs	500,000	0	0	0	104,915	604,915
School Bus Purchases	1,828,540	1,828,540	1,828,540	1,828,540	1,828,540	9,142,700
Capital Outlay Equipment	963,000	950,000	950,000	0	0	2,863,000
COP Debt Service	2,896,000	2,896,000	2,896,000	2,896,000	2,896,000	14,480,000
Remodeling	3,805,000	5,258,000	1,493,000	4,083,000	4,362,000	19,001,000
SS Dixon Primary – Ongoing razing & reconst.	0	1,410,000	0	2,225,000	385,000	4,020,000
Milton High – New construction	0	0	0	715,000	0	715,000
Gulf Breeze Elem – New construction	0	0	948,000	0	0	948,000
M.L. King Middle – New construction	0	0	232,050	0	0	232,050
Pea Ridge Elem – New construction	0	0	287,381	0	0	287,381
Avalon Middle – New construction	0	0	0	0	918,000	918,000
New Facility – South End Joint Use	0	0	0	2,000,000	2,000,000	4,000,000
Local Expenditure Totals	9,992,540	12,342,540	8,634,971	13,747,540	12,494,455	57,212,046
PECO Maintenance Expenditures	1,685,377	1,617,016	1,444,808	1,347,203	1,338,499	7,432,903
PECO Maintenance Revenues	1,685,377	1,617,016	1,444,808	1,347,203	1,338,499	7,432,903

Table 13 (continued): Santa Rosa County School District – Estimated Capital Outlay Revenue and Expenses

CO & DS Revenue						
CO & DS Cas Flow-through	112,558	112,558	112,558	122,558	112,558	562,790
CO & DS Interest on Undistributed CO	22,304	22,304	22,304	22,304	22,304	111,520
CO & DS Revenue Totals	134,862	134,862	134,862	134,862	134,862	674,310
PECO New Construction Revenue	3,295,818	876,994	478,103	702,782	751,666	6,105,363
Other/Additional Revenue						
Classrooms for Kids	7,387,260	0	0	0	0	7,387,260
Estimated Revenue from CO & DS Bond Sales	250,000	250,000	250,000	250,000	250,000	1,250,000
Proceeds from ½ cent sales surtax authorized by the school board	6,300,000	6,615,000	6,945,750	7,293,038	7,657,689	34,811,477
Fund Balance Carried forward	750,000	5,072,164	678,366	5,596,472	3,983,902	16,080,904
Obligated Fund Balance Carried Forward	-5,072,164	-678,366	-5,596,472	-3,983,902	0	-15,330,904
COPS – B.F.E. Carryfwd	5,250,000	0	0	0	0	5,250,000
ICOB 2005A – N.H.S. carryfwd	374,619	0	0	0	0	374,619
½ cent Tx Unalloc Fd Bal	7,335,530	2,011,500	0	0	0	9,347,030
Local Capital Improvements	950,131	950,131	950,131	950,131	950,131	4,750,655
PECO – Est. Interest Earned	60,000	60,000	60,000	60,000	60,000	300,000
2-Mill Discretionary Capital Outlay Est. Interest	180,250	185,657	191,227	196,964	202,873	956,971
½ Cent Sales Surtax Interest Earned	210,000	220,500	231,525	243,101	255,256	1,160,382
Other Interest Earned	31,500	33,075	34,729	36,465	38,288	174,057
Fair Share Revenue Sources	0	0	0	0	15	15
Other/Additional Revenue sub total	24,007,126	14,719,661	3,745,256	10,642,269	13,398,154	66,512,466
Santa Rosa County Total	29,177,648	15,736,000	8,696,557	11,486,000	16,486,600	81,582,805

Source: Santa Rosa County School District, 5-Year Facilities 2007-08 Work Plan, October 2007

Santa Rosa County Public Schools receive capital outlay revenues from a variety of sources as identified in Table 13.

The 2 Mil **Capital Investment Tax** is the most significant of the capital revenue sources. The District may allocate these funds only on capital projects contained in the DOE-approved School Plant Survey and the revenues tend to increase with both population growth and increasing property values. As noted, the capital investment tax revenue is projected to rise from \$17.5 million to \$22.3 million by 2011. Approximately \$69.3 million net is projected to be available for capacity enhancement over the 5-year planning period.

The $\frac{1}{2}$ **Cent Sales Surtax** is authorized by the Santa Rosa County School Board and is available to schools for capacity subject to referendum. This sales tax is projected to generate \$34.8 million in proceeds over the 5-year period.

Public Education Capital Outlay (PECO) funds provided by the Department of Education are based on demonstrated capacity needs. Over the five-year period, about \$6.1 million is expected from this source for expanded capacity.

Other revenue sources include the **Capital Outlay and Debt Service (CO&DS)** Trust Fund and a one-time appropriation for **Classrooms for Kids**.

As shown in Table 13, the District projects total revenues to be approximately \$81.5 million over the five-year planning period. These projections and the corresponding allocation of funds are summarized in Table 15

Table 14: Santa Rosa County School District – Financial Feasibility of 5-Year Work Plan

	2007-08 Actual Budget	2008-09 Projected	2009-10 Projected	2010-11 Projected	2011-12 Projected	5-Year Total
Capital Outlay Revenue	29,177,648	15,736,000	8,696,557	11,486,000	16,486,600	81,582,805
Funded Classroom Project Costs	9,657,619	5,308,797	3,020,950	955,225	11,355,181	30,297,772
Funded Non-Classroom Project Costs	19,520,029	10,427,203	5,675,607	10,530,775	5,131,419	51,285,033
Total Project Costs	29,177,648	15,736,000	8,696,557	11,486,000	16,486,600	81,582,805
Capital Outlay Revenue less Total Project Costs	-0-	-0-	-0-	-0-	-0-	-0-

The Work Plan is 'financially feasible' when capital outlay revenue exceeds total project costs.

Source: Santa Rosa County School District, 5-Year Work Plan, October 2007.

Table 15: 20 Year Construction Program

Facility	5 Yr Program	10 Yr Program	20 Yr Program
North Planning Sector			
Elementary Schools			
Chumuckla – Classroom Additions	\$940,000		
Jay – Classroom and Laboratory additions	\$2,245,340		
New Elementary School Sites		New schools identified on needs plan but there is no formal 10 or 20-Year Work Program	
Middle Schools			
New Middle School Sites		New schools identified on needs plan but there is no formal 10 or 20-Year Work Program	
Junior/Senior High Schools			
Central – Science Laboratory Additions	\$292,000		
High Schools			
New High School Sites		New schools identified on needs plan but there is no formal 10 or 20-Year Work Program	
Central Planning Sector			
Elementary Schools			
Berryhill – Classroom Additions	\$1,203,000		
East Milton – Skills Development Laboratory Addition	\$282,000		
East Milton – Laboratory Additions	\$305,000		
SS Dixon Intermediate – Classroom Additions	\$806,000		
Berryhill – Classroom Additions	\$581,000		
Pea Ridge – Classroom and Laboratory Additions	\$707,600		
Bennett C. Russell – Classroom Additions	\$1,343,000		
New Elementary School Sites		New schools identified on needs plan but there is no formal 10 or 20-Year Work Program	
Middle Schools			
Avalon – Classroom Additions	\$1,683,000		
King – Art Room and Science Laboratory Additions	\$1,250,000		
Sims – Classroom and Laboratory Additions	\$1,075,000		
King -	\$706,950		
Hobbs -	\$733,000		
Sims – Classroom Additions	\$212,863		
New Middle School Sites		New schools identified on needs plan but there is no formal 10 or 20-Year Work Program	

Table 15 (Continued): 20 Year Construction Program

Facility	5 Yr Program	10 Yr Program	20 Yr Program
High Schools			
Milton – Classroom Additions	\$1,450,000		
New High School Sites		New schools identified on needs plan but there is no formal 10 or 20-Year Work Program	
Special Purpose Schools			
Locklin Technical Center	\$1,419,000		
South Planning Sector			
Elementary Schools			
Gulf Breeze - Classroom Additions	\$1,110,000		
Holley-Navarre Intermediate – Resource Room Additions	\$886,763		
West Navarre Primary – Classroom Additions	\$882,000		
West Navarre Intermediate – Classroom Addition	\$897,304		
West Navarre Primary – Classroom and Laboratory Additions	\$852,050		
New Elementary School Sites		New schools identified on needs plan but there is no formal 10 or 20-Year Work Program	
Middle Schools			
Gulf Breeze – Vocational Lab Addition	\$209,863		
Woodlawn Beach – Classroom and Laboratory Additions	\$1,500,000		
Holley-Navarre - Classroom Additions	\$955,225		
Gulf Breeze – Laboratory and Resource Room Additions	\$944,000		
Holley-Navarre – Classroom and Laboratory Additions	\$562,000		
Woodlawn Beach – Classroom Additions	\$768,601		
New Middle School Sites		New schools identified on needs plan but there is no formal 10 or 20-Year Work Program	
High Schools			
Navarre – Laboratory Addition	\$2,374,619		
Gulf Breeze – Classroom Addition	\$413,594		
Gulf Breeze – Laboratory Additions	\$1,007,000		
New High School Sites		New schools identified on needs plan but there is no formal 10 or 20-Year Work Program	
Totals	\$30,297,772	Not Identified	Not Identified

Table 15 (Continued): 20 Year Construction Program

Facility	5 Yr Program	10 Yr Program	20 Yr Program
Land Needs	None	The School District has long-term plans to purchase and bank land for school sites.	

The above tables indicate the planned addition of 2,549 student stations during the 5 year planning period at an estimated cost of \$43.3 million.

Level-of-Service (LOS) Standards

The LOS standards to be used by the County and School Board to implement school concurrency are as follows:

- Elementary: 100% of permanent Florida Inventory of School House (FISH) capacity as adjusted by the School Board annually to account for measurable programmatic changes.
- Middle: 90% of permanent FISH capacity as adjusted by the School Board annually to account for measurable programmatic changes.
- High: 95% of permanent FISH capacity as adjusted by the School Board annually to account for measurable programmatic changes.

These LOS standards apply consistently within each local government in Santa Rosa County for purposes of implementing school concurrency, including determining whether sufficient school capacity exists to accommodate a particular development proposal, and determining the financial feasibility of the School Board's 5-Year Work Program.

Concurrency Service Areas

For purposes of school planning and the implementation of school concurrency, this plan establishes "concurrency service areas" for Santa Rosa County schools. The proposed concurrency service areas (CSAs) share the same boundaries as the County's Transportation Impact Fee Areas. The County is divided into three school CSAs (see Map 7 and Table 16).

Concurrency Service Area 1 consists of northern Santa Rosa County. This CSA is sparsely populated and contains the Town of Jay and five public schools (3 elementary and 2 junior/senior high schools).

Concurrency Service Area 2 is centrally located and includes the City of Milton. There are 16 schools in CSA 2 (1 pre-K, 8 elementary, 4 middle, 2 high and 1 specialty school).

Concurrency Service Area 3 includes the South Santa Rosa County peninsula and an area of land just west of Eglin Air Force Base. The City of Gulf Breeze is in CSA 3 as well as 11 schools (6 elementary, 3 middle and 2 high). This CSA covers the same area as the County's South Planning Sector.

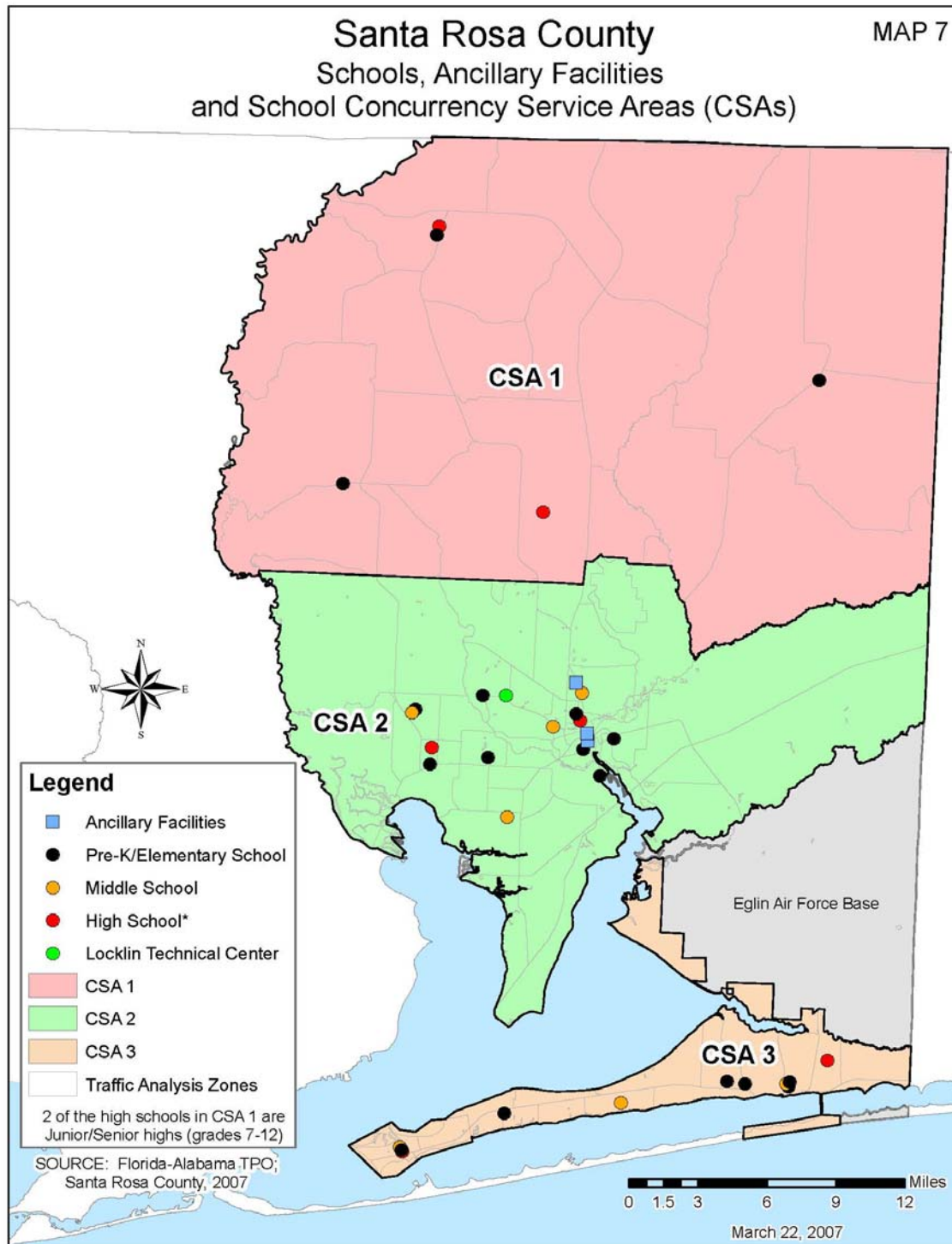


Table 16: Concurrency Service Areas

Concurrency Service Area (CSA)	Primary Educational Facilities	Adjacent CSA
1	Chumuckla Elementary	Area 2
	Jay Elementary	
	Munson Elementary	
	Central Junior/Senior High	
	Jay Junior/Senior High	
2	Jackson Pre-K Center	Areas 1 and 3
	Bagdad Elementary	
	Bennett C. Russell Elementary	
	Berryhill Elementary	
	East Milton Elementary	
	Pea Ridge Elementary	
	Rhodes Elementary	
	Dixon Primary	
	Dixon Intermediate	
	Avalon Middle	
	Hobbs Middle	
	King Middle	
	Sims Middle	
	Milton High	
	Pace High	
	Locklin Technical Center	
3	Gulf Breeze elementary	Area 2
	Oriole Beach Elementary	
	Holley-Navarre Primary	
	West Navarre Primary	
	Holley-Navarre Intermediate	
	West Navarre Intermediate	
	Gulf Breeze Middle	
	Holley-Navarre Middle	
	Woodlawn Beach Middle	
	Gulf Breeze High	
	Navarre High	

School Needs

To assess school needs for Santa Rosa County, the 2005-06 permanent FISH capacity and enrollment and corresponding level of service is established as a benchmark. The School District's 5-Year Facilities Work Program is then examined in relation to COFTE projections for the five-year period. BEBR-based projections for the long-term period (2025-26) are also included. The results of this analysis are summarized in Tables PSFE 17, 18 & 19 for CSA 1; Tables 20, 21 & 22 for CSA 2; and Tables 23, 24 & 25 for CSA 3.

The Santa Rosa County School District does not maintain any formal plan beyond the 5-Year Work Plan. However, the School District anticipates to plan for and build high schools, middle schools, and numerous elementary schools in proportion to the County's growth patterns. Map 11 includes a generalized depiction of long-range needs.

Concurrency Service Area 1 (North Planning Sector)

Concurrency Service Area 1 (CSA 1) consists of northern Santa Rosa County and contains the Town of Jay and five public schools. The 2002 population of this CSA was 11,205 persons housed in 4,873 dwelling units. This service area is expected to increase by 2,753 persons and 1,150 dwelling units by 2025. (Florida-Alabama TPO)

This CSA is rural in character and sparsely populated. Public school enrollment in CSA 1 was 1,641 for 2005-06 (only 6.7% of countywide enrollment) and is expected to increase by 250 students by year 2010-11. (DOE)

Problems & Opportunities

Currently, all three (3) elementary and two (2) junior/senior high schools in CSA 1 are operating within adopted LOS standards and the levels of service will continue to be met throughout the long-range planning period (Tables 17-19). Although overall capacity is adequate during the upcoming 5 years, capacity expansions are programmed primarily to replace aging facilities. The following enhancements are included as funded projects in the 5-Year Work Plan and are shown on Map 8:

- Chumuckla Elementary School will be expanded on the existing site. The expansion will be the addition of 4 classrooms in 2007-08, which will equate to 61 additional student stations. This expansion is to address a projected capacity excess beginning in 2009-10.
- Central High School will be expanded on the existing site. The expansion is scheduled for 2010-11 and will add 1 classroom which equates to 25 additional student stations.
- Jay Elementary School will be expanded on the existing site. The expansion is scheduled for 2007-08 with the addition of a classrooms and laboratories which will equate to 262 additional student stations.

No additional land is required and supporting infrastructure is adequate to support these enhancements. No additional ancillary facilities will be required to support the 5-Year Facilities Work Program for projects in CSA 1.

Another opportunity within CSA 1 is a possible new high school, currently under discussion. If a new high school is constructed to relieve Milton and Pace High Schools, then Central High School will be converted to Central Middle School.

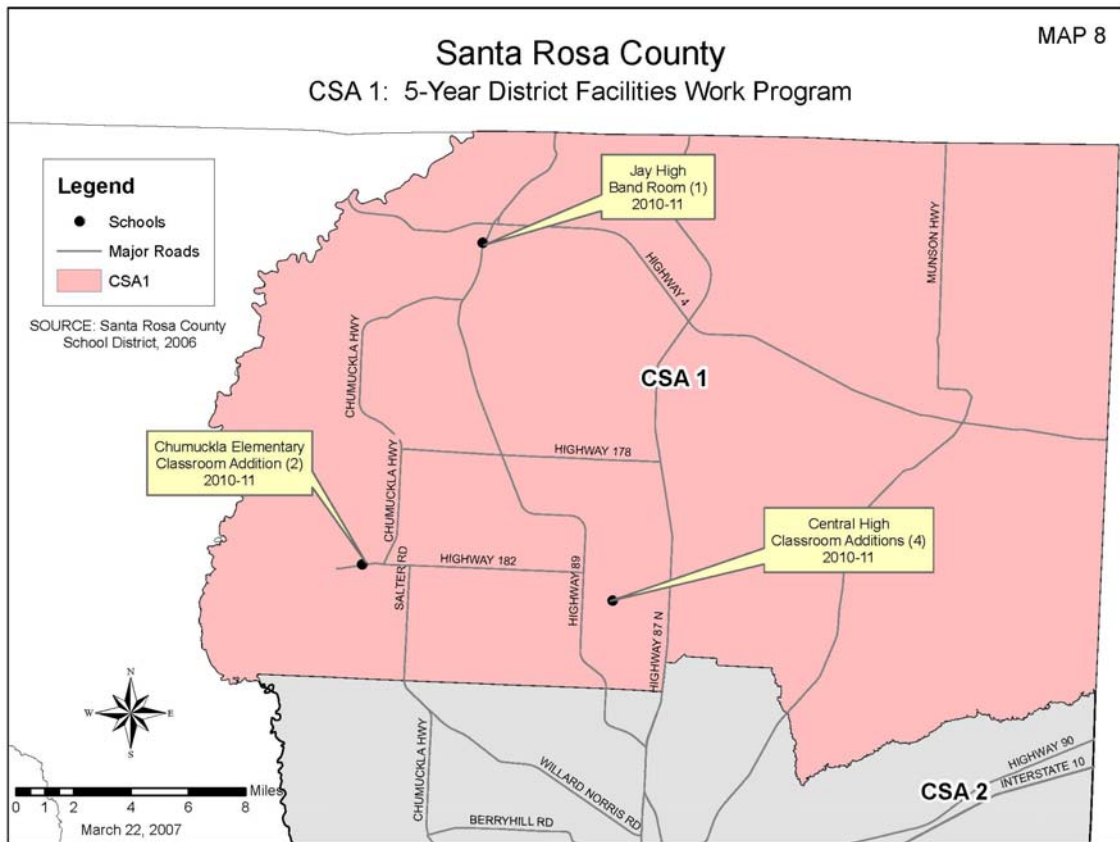


Table 17: Concurrency Service Area 1 – 5-Year Facilities Work Program

	Student Stations	Permanent FISH Capacity	Current Enrollment	Current Level of Service	Adopted Level of Service	Capacity Changes	Projected Permanent Capacity	Projected Enrollment	Projected Level of Service	Adopted Level of Service
	2007-08	2007-08	2007-08	% of Capacity	% of Capacity		2011-12	2011-12	% of Capacity	% of Capacity
Elementary										
Chumuckla	326	308	275	89%	100%	61(1)	369	331	89.70%	100%
Jay	902	830	561	68%		0	830	589	70.96%	
Munson	192	192	126	66%		0	192	126	65.63%	
Total Elementary	1420	1330	962	72%		61	1391	1046	75.20%	
Junior/Senior High										
Central	616	616	286	46%	95%	25(2)	641	340	53.04%	95%
Jay	686	686	477	70%		0	686	505	73.62%	
Total Junior/Senior High	1302	1302	763	59%		25	1327	845	63.68%	
CSA Totals	2722	2632	1725	66%		86	2718	1891	69.57%	

Adopted LOS = 100% of FISH Capacity for Elementary Schools, 980% of FISH Capacity for Middle Schools, 95% of FISH Capacity for High Schools

Source: Sanat Rosa Coutny School District, 5-Year Facilities Work Program, October 2007

Projected 2011 Capacity based on funded capacity enhancement projects.

Notes: (1) Additional Classrooms to address projected LOS shortfall occurring in 2009-10. See Tables 12 and 18 for additional details

(2) Additional Classrooms to adress projected growth.

Table 18: Concurrency Service Area 1 – Levels of Service

Year	High (9-12)				Middle (6-8)				Elementary (K-5)			
	Capacity	Enrollment	LOS	Available Capacity	Capacity	Enrollment	LOS	Available Capacity	Capacity	Enrollment	LOS	Available Capacity
2005-06	1,171	760	65%	411	Both high schools in CSA 1 are Junior/Senior high schools - enrollment and capacity are included under high schools				1,402	897	64%	505
2006-07	1,171	711	61%	460					1,402	946	67%	456
2007-08	1,302	763	59%	539					1,330	962	72%	368
2008-09	1,302	784	60%	518					1,391	983	71%	408
2009-10	1,302	804	62%	498					1,391	1,004	72%	387
2010-11	1,302	825	63%	477					1,391	1,025	74%	366
2011-12	1,327	845	64%	482					1,391	1,046	75%	345
2012-13	1,327	857	65%	470					1,391	1,057	76%	334
2013-14	1,327	869	65%	458					1,391	1,067	77%	324
2014-15	1,327	881	66%	446					1,391	1,078	77%	313
2015-16	1,327	893	67%	434					1,391	1,088	78%	303
2016-17	1,327	905	68%	422					1,391	1,099	79%	292
2017-18	1,327	917	69%	410					1,391	1,109	80%	282
2018-19	1,327	929	70%	398					1,391	1,120	81%	271
2019-20	1,327	940	71%	387					1,391	1,131	81%	260
2020-21	1,327	952	72%	375					1,391	1,141	82%	250
2021-22	1,327	964	73%	363					1,391	1,152	83%	239
2022-23	1,327	976	74%	351					1,391	1,162	84%	229
2023-24	1,327	988	74%	339					1,391	1,173	84%	218
2024-25	1,327	1,000	75%	327					1,391	1,183	85%	208
2025-26	1,327	1,012	76%	315					1,391	1,194	86%	197

Source: Santa Rosa County School District, 5-Year Facilities Work Program, October 2007

2006-07 through 2012 capacity based on funded capacity enhancement projects. Actual 2005-06 and projected 2011-12 enrollments are COFTE figures from the School District's 5-Year Facilities Work Program. Enrollment for years 2006-07 through 2011-12 were calculated using a straight line projection.

2011-12 through 2025-26 projections based on BEBR 2025 School Age Population Projections (see Table 10.2 of this Element).

Years 2011-12 through 2025-26 do NOT include planned or future capacity enhancements.

**Table 19: Santa Rosa County School District Facilities Work Program, Funded Capacity Projects:
Concurrency Service Area 1**

Facility	5-Year Program			10-Year Program			20-Year Program		
	Permanent Capacity Added	Cost	Cost per Student Station	Permanent Capacity Added	Cost	Cost per Student Station	Permanent Capacity Added	Cost	Cost per Student Station
Elementary Schools				No formal 10 or 20 year Work Program					
Chumuckla Elementary – Classroom Addition	61	\$940,000	\$15,410						
Jay Elementary – Classroom & Laboratory Additions	262	\$2,245,340	\$8,570						
Junior/Senior High Schools									
Central High – Classroom Additions	25	\$292,000	\$11,680						
Total	348	\$3,477,340	\$9,992						

Source: Santa Rosa County School District 5-Year Facilities Work Program (paragraph 17A), October 2007.

Concurrency Service Area 2

Concurrency Service Area 2 (CSA 2) is centrally located within Santa Rosa County and includes the City of Milton. There are 16 schools in CSA 2 and 2002 population of this CSA was 66,283 persons housed in 27,093 dwelling units. This service area is expected to increase by 75,935 persons and 31,579 dwelling units by 2025. (Florida-Alabama TPO)

This CSA has the highest population of the three CSAs. Public school enrollment in CSA 2 was 12,750 for 2005-06 (52.2% of countywide enrollment) and is expected to increase by 959 students by year 2010-11. (DOE)

Problems & Opportunities

Currently, two middle schools (Avalon and Sims) are exceeding the adopted levels of service and two additional middle schools (Hobbs and King) are expected to exceed the adopted LOS by 2011-12 (Tables 20-22). The following enhancements are included as funded projects in the Work Program and are shown on Map 9:

- Bennett C. Russell Elementary – new school construction
- Berryhill Elementary – classroom additions
- Dixon Intermediate – classroom additions
- East Milton Elementary – classroom additions
- Pea Ridge Elementary – classroom additions
- Avalon Middle – classroom additions and art room (reduces LOS deficiency)
- Hobbs Middle – science labs additions
- King Middle – art room, labs, band room
- Sims Middle – classroom additions (reduces LOS deficiency)
- Milton High – resource room additions
- Locklin Technical Center – classroom additions

No additional land is required and supporting infrastructure is adequate to support these enhancements. No additional ancillary facilities will be required to support the 5-Year Facilities Work Program for projects in CSA 2.

Berryhill Elementary School's enrollment is expected to decrease by 2010-11, which will remedy the school's LOS deficiency. Funded capacity enhancements to Avalon and Sims Middle Schools reduce the operating levels of service somewhat, but additional capacity projects will be needed to meet the adopted LOS. As seen in Table 18, middle school capacity will remain a problem for CSA 2 into the long-range planning timeframe unless capacity enhancements are constructed. The School District's Five-Year Facility Needs plan for 2007-08 and beyond includes capacity enhancements for multiple schools in CSA 2. The District will continue to focus efforts on increasing middle school capacity in this service area.

The District's Facilities Needs Plan also indicates plans for a new high school in this CSA to relieve Pace and Milton High Schools. The District and YMCA are also discussing a collocation opportunity with a new YMCA center south of Pace High School's stadium and near the new library. This new center would provide Pace High

with additional gym space and a pool, while further enhancing the school as a community focal point.

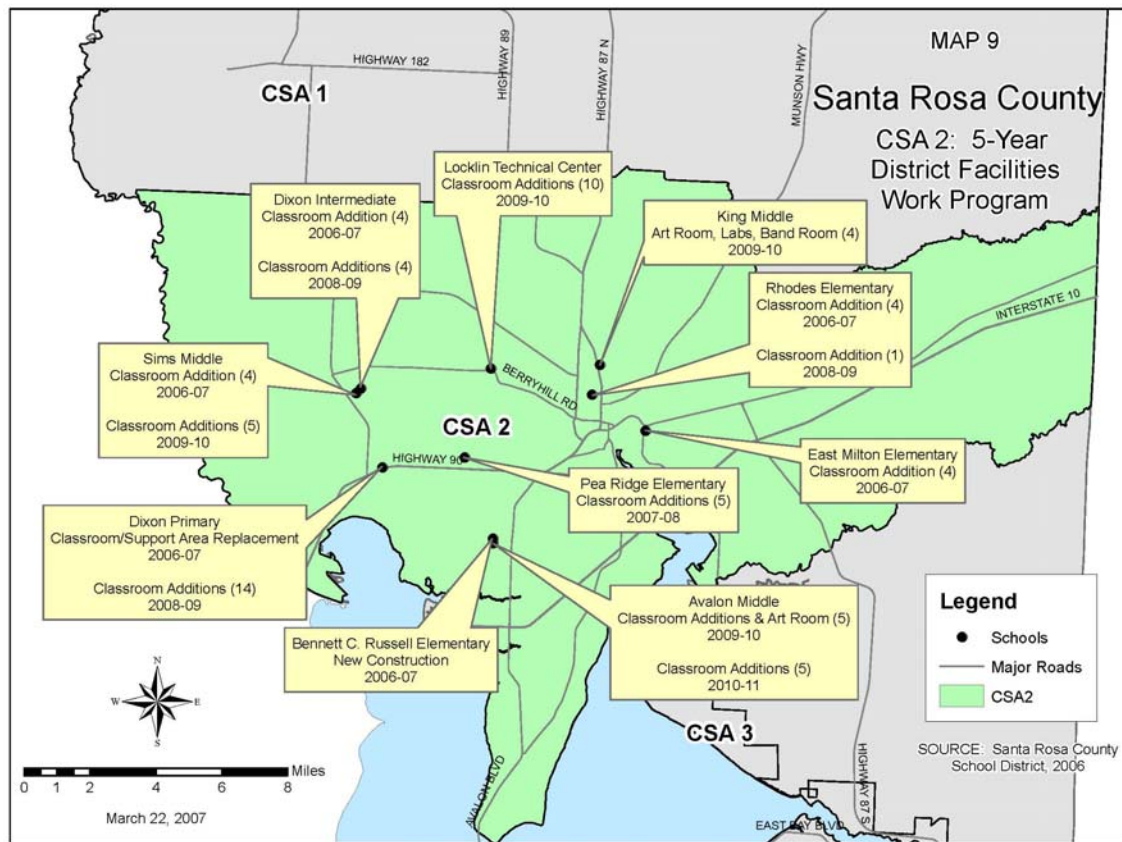


Table 20: Concurrency Service Area 2 – 5-Year Facilities Work Program

	Student Stations	Permanent FISH Capacity	Current Enrollment	Current Level of Service	Adopted Level of Service	Capacity Changes	Projected Permanent Capacity	Projected Enrollment	Projected Level of Service	Adopted Level of Service
	2007-08	2007-08	2007-08	% of Capacity	% of Capacity		2011-12	2011-12	% of Capacity	% of Capacity
Special Purpose										
Jackson Pre-K Center	461	317	269	85%	None Assigned	0	317	70	22%	None Assigned
Locklin Technical Center	422	357	225	63%		250(1)	607	200	33%	
Berryhill Administrative Complex	0	0	0	0%		0	0	0	0%	
Total Special Purpose	883	674	494	73%		0	924	270	29%	
Elementary										
Bagdad	619	619	365	59%	100%	0	619	570	92%	100%
Bennett C. Russell	871	871	692	79%		160(2)	1031	845	82%	
Berryhill	885	741	882	119%		108(3)	849	889	105%	
Dixon Intermediate	836	782	736	94%		64(4)	846	748	88%	
Dixon Primary	1121	977	681	70%		0	977	892	91%	
East Milton	1072	1000	797	80%		164(5)	1164	895	77%	
Pea Ridge	1014	780	860	110%		88(6)	868	940	108%	
Rhodes	1092	954	869	91%		0	954	818	86%	
Total Elementary	7510	6724	5882	87%		584	7308	6597	90%	

Table 20 (continued): Concurrency Service Area 2 – 5-Year Facilities Work Program

	Student Stations	Permanent FISH Capacity	Current Enrollment	Current Level of Service	Adopted Level of Service	Capacity Changes	Projected Permanent Capacity	Projected Enrollment	Projected Level of Service	Adopted Level of Service
	2007-08	2007-08	2007-08	% of Capacity	% of Capacity		2011-12	2011-12	% of Capacity	% of Capacity
Middle										
Avalon	893	805	757	94%	90%	168(7)	973	900	92.50%	90%
Hobbs	915	915	729	80%		44(8)	959	750	78.21%	
King	780	758	588	78%		40(9)	798	730	91.48%	
Sims	1029	963	870	90%		86(10)	1049	952	90.75%	
Total Middle	3617	3441	2944	86%		338	3779	3332	88.17%	
Senior High										
Milton	1984	1909	1920	101%	95%	60(11)	1969	1691	85.88%	95%
Pace	2311	2311	1879	81%		0	2311	1819	78.71%	
Total Senior High	4295	4220	3799	90%		0	4220	3510	83.18%	
CSA Totals	16305	15059	13119	87%		922	16231	13709	84.46%	

Adopted LOS = 100% of FISH Capacity for Elementary Schools, 980% of FISH Capacity for Middle Schools, 95% of FISH Capacity for High Schools

Source: Sanat Rosa Coutny School District, 5-Year Facilities Work Program, October 2007

Projected 2011 Capacity based on funded capacity enhancement projects

- Notes: (1) Additional Classrooms to separate Santa Rosa High/Adult facilities from the Technical Center
 (2) Additional Classrooms to adress projected growth and removal of relocatables classrooms..
 (3) Additional Classrooms to address anticipated growth and maintain the adopted LOS standard
 (4) Additional Classrooms to address anticipated growth and removal of relocatable classrooms
 (5) Additional Classrooms to address anticipated growth and replacement of relocatable classrooms
 (6) Additional Classrooms to address anticipated growth and replacement of relocatable classrooms.
 (7) Additional Classrooms to address current LOS shortfalls and reduce projected LOS shortfalls.
 (8) Additional Classrooms and science suite.
 (9) Additional Classrooms to address anticipated growth and reduce projected LOS shortfalls
 (10) Additional Classrooms to address anticipated growth and reduce projected LOS shortfalls
 (11) Additiona resource rooms. See Tables 12 and 18 for additional details

Table 21: Concurrency Service Area 2 – Levels of Service

Year	High (9-12)				Middle (6-8)				Elementary (K-5)			
	Capacity	Enrollment	LOS	Available Capacity	Capacity	Enrollment	LOS	Available Capacity	Capacity	Enrollment	LOS	Available Capacity
2005-06	4,176	3,488	84%	688	3091	3063	99%	28	7,369	5,679	77%	1,690
2006-07	4,176	3,517	84%	659	3091	2997	97%	94	7,369	5,738	78%	1,631
2007-08	4,220	3,799	90%	421	3441	2944	86%	497	6,724	5,882	87%	842
2008-09	4,220	3,727	88%	493	3441	3041	88%	400	6,724	6,061	90%	663
2009-10	4,220	3,655	87%	565	3599	3138	87%	461	6,788	6,240	92%	548
2010-11	4,220	3,582	85%	638	3599	3235	90%	364	6,788	6,418	95%	370
2011-12	4,220	3,510	83%	710	3611	3332	92%	279	7,188	6,597	92%	591
2012-13	4,220	3,591	85%	629	3611	3385	94%	226	7,188	6,668	93%	520
2013-14	4,220	3,672	87%	548	3611	3438	95%	173	7,188	6,740	94%	448
2014-15	4,220	3,753	89%	467	3611	3492	97%	119	7,188	6,811	95%	377
2015-16	4,220	3,834	91%	386	3611	3545	98%	66	7,188	6,882	96%	306
2016-17	4,220	3,915	93%	305	3611	3598	100%	13	7,188	6,954	97%	234
2017-18	4,220	3,996	95%	224	3611	3651	101%	-40	7,188	7,025	98%	163
2018-19	4,220	4,077	97%	143	3611	3704	103%	-93	7,188	7,096	99%	92
2019-20	4,220	4,157	99%	63	3611	3758	104%	-147	7,188	7,168	100%	20
2020-21	4,220	4,238	100%	-18	3611	3811	106%	-200	7,188	7,239	101%	-51
2021-22	4,220	4,319	102%	-99	3611	3864	107%	-253	7,188	7,311	102%	-123
2022-23	4,220	4,400	104%	-180	3611	3917	108%	-306	7,188	7,382	103%	-194
2023-24	4,220	4,481	106%	-261	3611	3971	110%	-360	7,188	7,453	104%	-265
2024-25	4,220	4,562	108%	-342	3611	4024	111%	-413	7,188	7,525	105%	-337
2025-26	4,220	4,643	110%	-423	3611	4077	113%	-466	7,188	7,596	106%	-408

Source: Santa Rosa County School District, 5-Year Facilities Work Program, October 2007

2006-07 through 2010-11 capacity based on funded capacity enhancement projects. Actual 2005-06 and projected 2010-11 enrollments are COFTE figures from the School District's 5-Year Facilities Work Program. Enrollment for years 2006-07 through 2009-10 were calculated using a straight line projection.

2011-12 through 2025-26 projections based on BEBR 2025 School Age Population Projections (see Table 10.2 of this Element).

Years 2011-12 through 2025-26 do NOT include planned or future capacity enhancements.

**Table 22: Santa Rosa County School District Facilities Work Program, Funded Capacity Projects:
Concurrency Service Area 2**

Facility	5-Year Program			10-Year Program			20-Year Program		
	Permanent Capacity Added	Cost	Cost per Student Station	Permanent Capacity Added	Cost	Cost per Student Station	Permanent Capacity Added	Cost	Cost per Student Station
Elementary Schools				No formal 10 or 20 year Work Program					
Bennett C. Russell Elementary – Classroom Additions	160	\$1,343,000	\$8,394						
Berryhill Elementary – Classroom Additions	88	\$1,203,000	\$13,670						
Berryhill Elementary – Classroom Additions	20	\$581,000	\$29,050						
Dixon Intermediate – Classroom Additions	64	\$806,000	\$12,594						
East Milton Elementary – Classroom Additions	32	\$282,000	\$10,463						
East Milton Elementary – Classroom Additions	132	\$305,000	\$2,311						
Pea Ridge Elementary – Classroom Additions	88	\$707,600	\$8,041						
Total Elementary Schools	604	\$5,227,600	\$8,655						
Middle Schools									
Avalon Middle – Classroom Additions and Art Room	168	\$1,683,000	\$10,018						
King Middle – Art Room, Labs & Band Room	40	\$1,956,950	\$48,924						
Sims Middle – Classroom Additions	74	\$1,075,000	\$14,527						
Sims Middle – Classroom Additions	12	\$212,863	17,739						
Total Middle Schools	294	\$4,927,813	\$16,761						
High Schools									
Milton High – Classroom Additions	60	\$1,450,000	\$24,167						

Total High Schools	60	\$1,450,000	\$24,167	
Special Purpose				
Locklin Technical Center – Classroom Additions	250	\$1,350,000	\$5,400	
Total Special Purpose Schools	250	\$1,350,000	\$5,400	
Total	1,208	\$12,955,413	\$10,725	

Source: Santa Rosa County School District, 5-Year Facilities Work Plan, October 2007

Concurrency Service Area 3

Concurrency Service Area 3 (CSA 3) includes the South Santa Rosa County peninsula and an area of land just west of Eglin Air Force Base. The City of Gulf Breeze is in CSA 3 as well as 11 schools. The 2002 population of this CSA was 49,763 persons housed in 21,152 dwelling units. This service area is expected to increase by 99,924 persons and 42,220 dwelling units by 2025. (Florida-Alabama TPO)

Public school enrollment in CSA 3 was 10,031 for 2005-06 (41% of countywide enrollment) and is expected to increase by 2,467 students by year 2010-11. (DOE)

Problems & Opportunities

Currently, two elementary schools (West Navarre Primary and Holley-Navarre Intermediate) and two middle schools (Gulf Breeze and Woodlawn Beach) are exceeding the adopted levels of service (Tables 23-25). The following enhancements are included as funded projects in the Work Program and are shown on Map 9:

- Holley Navarre Primary – classroom additions
- Holley Navarre Intermediate – classroom additions (resolves LOS deficiency)
- West Navarre Primary – classroom additions (resolves LOS deficiency)
- West Navarre Intermediate – classroom additions (resolves LOS deficiency)
- Gulf Breeze Middle – vocational lab addition
- Holley Navarre Middle – classroom additions
- Woodlawn Beach Middle – classroom and lab additions
- Gulf Breeze High – classroom addition (technology lab)
- Navarre High – classroom additions (labs)

No additional land is required and supporting infrastructure is adequate to support these enhancements. No additional ancillary facilities will be required to support the 5-Year Facilities Work Program for projects in CSA 3. The School District does have long-term plans to purchase and bank land for school sites, with emphasis on southern sites.

Current deficiencies for West Navarre Primary are projected to continue to exceed the adopted are corrected through 2011-12, although the impacted is somewhat relieved by the addition of classrooms during the planning period. The deficiency at Holley-Navarre Intermediate is projected to be corrected during the planning period. As seen in Table 21, middle school capacity will remain a problem for CSA 3 through the long-range planning timeframe unless capacity enhancements are constructed. The School District's Five-Year Facility Needs plan for 2007-08 and beyond includes capacity enhancements for multiple schools in CSA 3. The District will continue to focus efforts on increasing middle school capacity in this service area.

The District's Facilities Needs Plan also indicates plans for a South End Joint Use Facility between the School District and Pensacola Junior College. The joint use facility will be located on PJC property adjacent to Woodlawn Beach Middle School and may provide opportunities to alleviate capacity deficiencies in that area of CSA 3. The Plan also discusses a collocation opportunity with the YMCA in Navarre, similar to the arrangement with the District and Pace YMCA.

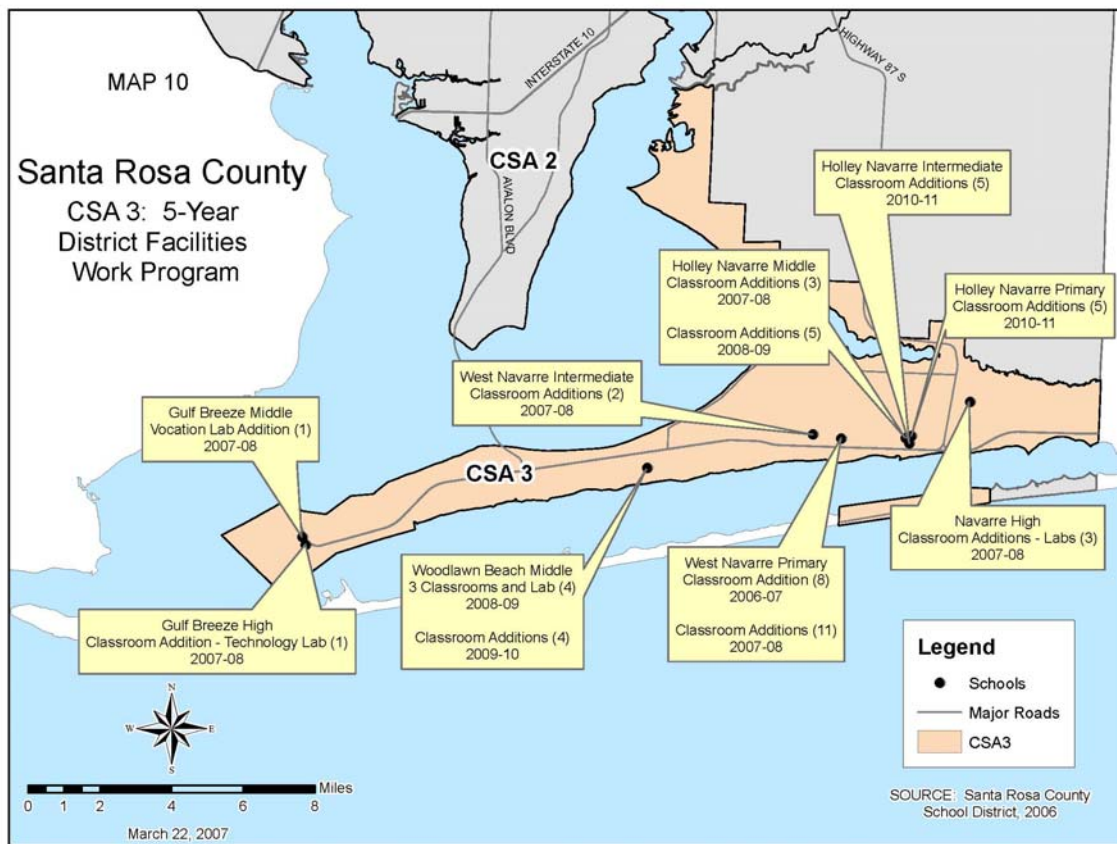


Table 23: Concurrency Service Area 3 – 5-Year Facilities Work Program

	Student Stations	Permanent FISH Capacity	Current Enrollment	Current Level of Service	Adopted Level of Service	Capacity Changes	Projected Permanent Capacity	Projected Enrollment	Projected Level of Service	Adopted Level of Service
	2007-08	2007-08	2007-08	% of Capacity	% of Capacity		2011-12	2011-12	% of Capacity	% of Capacity
Elementary										
Gulf Breeze	877	859	732	85%	100%	44(1)	903	911	101%	100%
Oriole Beach	846	846	793	94%		0	846	846	100%	
Holley-Navarre Primary	802	802	740	92%		90(2)	892	900	101%	
West Navarre Primary	892	874	791	91%		98(3)	972	940	97%	
Holley-Navarre Intermediate	655	655	717	109%		110(4)	765	765	100%	
West Navarre Intermediate	959	735	914	124%		83(5)	820	818	100%	
Total Elementary	5031	4771	4687	98%		425	5196	5180	100%	
Middle										
Gulf Breeze	1007	1007	820	81%	90%	44(6)	1051	961	91%	90%
Holley-Navarre	862	818	722	88%		128(7)	946	866	92%	
Woodlawn Beach	1009	921	935	102%		135(8)	1056	952	90%	
Total Middle	2878	2746	2477	90%		319	3053	2779	91%	
Senior High										
Gulf Breeze	1681	1581	1575	100%	95%	25(9)	1606	1530	95%	95%
Navarre	2150	1825	1896	104%		200(10)	2025	1800	89%	
Total Senior High	3831	3406	3471	102%		225	3631	3330	92%	
CSA Totals	11740	10923	10635	97%		969	11880	11289	95%	

Footnotes to Table 23

Adopted LOS = 100% of FISH Capacity for Elementary Schools, 980% of FISH Capacity for Middle Schools, 95% of FISH Capacity for High Schools

Source: Sanat Rosa Coutny School District, 5-Year Facilities Work Program, October 2007

Projected 2011 Capacity based on funded capacity enhancement projects.

Notes: (1) Additional Classrooms to address projected LOS shortfall occurring in 2009-10.

(2) Additional Classrooms to address projected LOS shortfall occurring in 2010-11.

(3) Additional Classrooms to address anticipated growth and maintain the adopted LOS standard.

(4) Additional Classrooms to address current shortfall and removal of relocatable classrooms

(5) Additional Classrooms to address anticipated growth and replacement of relocatable classrooms.

(6) Additional Classrooms to address anticipated growth and reduce projejected shortfall

(7) Additional Classrooms to address anticipated growth and reduce projected shortfall.

(8) Additional Classrooms and science suite

(9) Additional Classrooms to address current LOS shortfall and address anticipated growth.

(10) Additional Classrooms to address current LOS shortfall and address anticipated growth.

Table 24: Concurrency Service Area 3 – Levels of Service

Year	High (9-12) Capacity	Enrollment	LOS	Available Capacity	Middle (6-8) Capacity	Enrollment	LOS	Available Capacity	Elementary (K-5) Capacity	Enrollment	LOS	Available Capacity
2005-06	3,543	3,076	87%	467	2549	2362	93%	187	4,972	4,195	84%	777
2006-07	3,544	3,118	88%	426	2549	2432	95%	117	4,972	4,359	88%	613
2007-08	3,406	3,471	102%	-65	2746	2477	90%	269	4,771	4,687	98%	84
2008-09	3,631	3,436	95%	195	2834	2553	90%	281	4,771	4,810	101%	-39
2009-10	3,631	3,401	94%	230	2834	2628	93%	206	4,771	4,934	103%	-163
2010-11	3,631	3,365	93%	266	2896	2704	93%	192	4,771	5,057	106%	-286
2011-12	3,631	3,330	92%	301	3053	2777	91%	276	5,196	5,180	100%	16
2012-13	3,631	3,389	93%	242	3053	2821	92%	232	5,196	5,225	101%	-29
2013-14	3,631	3,447	95%	184	3053	2866	94%	187	5,196	5,269	101%	-73
2014-15	3,631	3,506	97%	125	3053	2910	95%	143	5,196	5,314	102%	-118
2015-16	3,631	3,565	98%	66	3053	2954	97%	99	5,196	5,358	103%	-162
2016-17	3,631	3,623	100%	8	3053	2999	98%	54	5,196	5,403	104%	-207
2017-18	3,631	3,682	101%	-51	3053	3043	100%	10	5,196	5,447	105%	-251
2018-19	3,631	3,741	103%	-110	3053	3087	101%	-34	5,196	5,492	106%	-296
2019-20	3,631	3,799	105%	-168	3053	3132	103%	-79	5,196	5,536	107%	-340
2020-21	3,631	3,858	106%	-227	3053	3176	104%	-123	5,196	5,581	107%	-385
2021-22	3,631	3,916	108%	-285	3053	3221	105%	-168	5,196	5,625	108%	-429
2022-23	3,631	3,975	109%	-344	3053	3265	107%	-212	5,196	5,670	109%	-474
2023-24	3,631	4,034	111%	-403	3053	3309	108%	-256	5,196	5,714	110%	-518
2024-25	3,631	4,092	113%	-461	3053	3354	110%	-301	5,196	5,759	111%	-563
2025-26	3,631	4,151	114%	-520	3053	3400	111%	-347	5,196	5,803	112%	-607

Source: Santa Rosa County School District, 5-Year Facilities Work Plan, October 2007

2006-07 through 2010-11 capacity based on funded capacity enhancement projects. Actual 2005-06 and projected 2010-11 enrollments are COFTE figures from the School District's 5-Year Facilities Work Program. Enrollment for years 2006-07 through 2009-10 were calculated using a straight line projection.

2011-12 through 2025-26 projections based on BEBR 2025 School Age Population Projections (see Table 10.2 of this Element).

Years 2011-12 through 2025-26 do NOT include planned or future capacity enhancements.

**Table 25: Santa Rosa County School District Facilities Work Program, Funded Capacity Projects:
Concurrency Service Area 3**

Facility	5-Year Program			10-Year Program			20-Year Program		
	Permanent Capacity Added	Cost	Cost per Student Station	Permanent Capacity Added	Cost	Cost per Student Station	Permanent Capacity Added	Cost	Cost per Student Station
Elementary Schools				No formal 10 or 20 year Work Program					
Gulf Breeze Elementary	44	\$1,110,000	\$25,227						
Holley-Navarre Primary – Classroom Additions	90	\$882,000	\$9,800						
Holley Navarre Intermediate – Classroom Additions	110	\$886,763	\$8,061						
West Navarre Primary – Classroom Additions	98	\$852,050	\$8,694						
West Navarre Intermediate – Classroom Additions	83	\$897,304	\$10,811						
Total Elementary Schools	425	\$4,628,117	\$10,890						
Middle Schools									
Gulf Breeze Middle – Vocational Lay Addition	12	\$209,863	\$17,489						
Holley Navarre Middle – Classroom Additions	66	\$562,000	\$8,515						
Holley-Navarre Middle – Classroom Additions	62	\$955,225	\$15,407						
Woodlawn Beach Middle – 3 Classrooms & Lab	88	\$1,500,000	\$17,045						
Woodlawn Beach Middle – Classroom Additions	47	\$768,601	\$16,353						
Total Middle Schools	275	\$4,035,689	\$14,675						

**Table 25 (Continued): Santa Rosa County School District Facilities Work Program, Funded Capacity Projects:
Concurrency Service Area 3**

High Schools				
Gulf Breeze High – Classroom Addition (Technology Lab)	25	\$413,594	\$16,544	
Navarre High – Classroom Additions (Labs)	200	\$2,274,619	\$11,873	
Total High Schools	225	\$2,688,213\$	\$11,948	
Total	925	\$11,352,019	\$12,272	

Source: Santa Rosa County School District, 5-Year Facilities Work Plan, October 2007